4-D PHASE I ENVIRONMENTAL SITE ASSESSMENT— ROUTE 9 PARCELS

FINAL ENVIRONMENTAL IMPACT STATEMENT

Brightwater Regional Wastewater Treatment System

APPENDICES



Final

Appendix 4-D Phase 1 Environmental Site Assessment Route 9 Parcels

August 2003

Prepared for King County by CH2M HILL Bellevue, WA

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Introduction

1.1 Background

This report presents the results of Phase I Environmental Site Assessments (ESAs) completed by CH2M HILL for the proposed Brightwater Wastewater Treatment Plant Route 9 site. The report has been prepared to provide: 1) required information for acquisition of commercial real estate properties for the use of the Route 9 site, and 2) useful information for design considerations for the proposed Brightwater Wastewater Treatment Plant. The general location of the Route 9 site is shown in Figure 1-1.

The Route 9 site consists of 17 properties (parcels), as described in the Draft Environmental Impact Statement (Draft EIS) published in November 2002 (King County, 2002). The parcels are owned by various individuals, businesses, and organizations. Parcel locations within the Route 9 site are shown in Figure 1-2. The parcels are listed below with the property owner named first followed by the name of the current tenant(s), if any.

- Parcel 1 VRJ LLC/Northwest Landscape Services/Vacant
- Parcel 2 Northshore School District 417/Vacant
- Parcel 3A Woodinville North/Echelbarger Co.
- Parcel 3B Woodinville North/Echelbarger Co.
- Parcel 4 OPUS Northwest
- Parcel 5 Bear Creek Grange/HMS Subtronics
- Parcel 6 Janet Lydig/Lydig Construction
- Parcel 7 Kenneth Crane/Rushent Sales
- Parcel 8 Cliff English/Active Excavator Rentals/Best Auto Repair
- Parcel 9 Lincoln Investments/Wild West Mustang
- Parcel 10 Kennedy-Evergreen Holdings/Evergreen Utility Contractors
- Parcel 11 Clifton House/CT Sales
- Parcel 12 Richard and Cheryl Rennebohm/Woody's Auto
- Parcel 13 D.L. and C.L. Fitzpatrick/Fitz Import
- Parcel 14 Waterman Properties/Insurance Auto Auction
- Parcel 15 Fitz Auto Parts/Legacy/GreenLeaf Import

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 Parcel 16 — Fitzpatrick/Fitzpatrick/Evergreen West Wholesale Lumber/Log Rental Home/Small Rental Home

Figure 1-3 shows the current property owners at the Route 9 site. Note that an ESA was not conducted on the Stock Pot Soups parcel. This parcel is addressed in our investigation only as an adjacent property to some of the parcels within the Route 9 site.

1.2 Purpose and Scope

The purpose of the Phase I ESAs was to make inquiries about the 17 parcels and evaluate the likelihood for the presence of recognized environmental conditions (RECs). According to the American Society for Testing and Materials (ASTM) Standard E 1527-00, the term recognized environmental conditions means the "presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property." The term "recognized environmental conditions" is not intended to include *de minimis* conditions, that is "conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

In this report, hazardous or dangerous wastes and/or substances are also discussed. Hazardous substances and dangerous wastes are defined by the Washington State Model Toxics Control Act (MTCA) regulations (WAC 173-340) and the Dangerous Waste regulations (WAC 173-303), respectively.

The scope of work was developed in accordance with CH2M HILL's contract terms and in general conformance with ASTM Standard E 1527-00. The scope of work consisted of the following subtasks:

- Review reasonably ascertainable information with respect to current uses of the property and its surroundings.
- Review reasonably ascertainable information related to the physical setting of the site.
- Review reasonably ascertainable records in state and federal databases for known and suspected contaminated sites.
- Review reasonably ascertainable existing environmental reports, if available through a Public Disclosure Act request made to the Washington State Department of Ecology (Ecology), for each parcel and surrounding properties. The request was made to determine the location of a release of contaminants to soil or groundwater reported as confirmed or suspected in the above-mentioned databases. Potential sources of contamination that could have an impact to the Route 9 parcels include nearby sites that reportedly use, generate, or store hazardous or potentially hazardous materials.
- Perform visual site reconnaissance by walking the parcel and observing conditions.

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- Perform a cursory visual reconnaissance of the adjacent properties from the public right-of-way.
- Conduct interviews with available and knowledgeable local government officials.
- Conduct interviews with available and knowledgeable property owners and/or tenants.
- Prepare this report which include the identification of RECs in connection with individual parcels.

It should be noted that within individual parcel sections, RECs resulting from other parcels located within the Route 9 site are not identified as an offsite REC for the following reasons: (1) RECs from parcels within the Route 9 site are identified in the individual parcel sections already (2) King County will likely address these RECs on a site-wide basis. However, offsite RECs will be identified for sites that are located in the surrounding area of Route 9 site (i.e., area within the ASTM-specified search distance).

The scope of work for the Phase I ESAs does not include an audit to determine environmental regulatory compliance, environmental permits inventory, wetland delineation, identification of sensitive areas or species, or collection and testing of environmental samples, including those for radon gas, lead-based paint, polychlorinated biphenyls (PCBs), asbestos, soil, sediment, surface water, or groundwater. A more detailed summary of our scope of work is provided in Appendix A.

1.3 Significant Assumptions

Not all of the buildings and areas located within individual parcels were examined, entered, or accessible during the site reconnaissance. Access to the buildings and areas were limited by tenant or owner permission and availability. In addition, parcel inspections were generally limited to 1 to 4 hours each. In most cases, only one person from CH2M HILL conducted the inspection documented in this report. As a result, a systematic, methodical approach to observing the Route 9 site parcels was not possible, as recommended in the ASTM standard. Based on the size of the parcels, the available resources, and agreed-to level of effort in the scope of work, CH2M HILL has assumed that the areas viewed within each parcel are representative of the entire parcel.

The graphics presented in this document are based on aerial photographs and tax parcel information obtained from the Snohomish County Assessors Office website. Record surveys for individual parcels were not used in preparing this report. Although the tax parcel information is presumed to be accurate, the web site includes a disclaimer that Snohomish County does not ensure the accuracy of the information. The locations of the significant features depicted in each parcel figure are approximate since they are based on site reconnaissance and interview information. The figures are intended to be used to aid readers in understanding the overall environmental conditions of the parcels and not to precisely locate a given feature.

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1.4 Limitations, Uncertainty, and Risk

This report has been prepared for the exclusive use of King County for specific application to the property as described in the report. No warranty, expressed or implied, is made. There are no beneficiaries of this report other than King County, and no other person or entity is entitled to rely upon this report without the written consent of CH2M HILL, and a written agreement limiting CH2M HILL's liability. CH2M HILL is not responsible for any claims, damages, or liabilities associated with the interpretation of these findings or reuse of the analysis, associated site data, or recommendations without the express written authorization of CH2M HILL. Limitations of this assessment may not be altered or waived without written consent of CH2M HILL.

It was beyond this scope of work to review: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; or (8) liabilities associated with the offsite management of solid or hazardous wastes. The exclusion of the above items is not a representation of the relevance of these non-scope considerations to the subject property.

This is a technical report and is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state, or federal governmental agencies. CH2M HILL makes no representation regarding whether this investigation constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined under Section 101(35)(B) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

This report is based, in part, on unverified information supplied to CH2M HILL from several sources during the project research; therefore, CH2M HILL does not guarantee its completeness or accuracy.

CH2M HILL assumes no responsibility for conditions we are not authorized to investigate or conditions not generally recognized as environmentally unacceptable when services were performed.

1.5 Report Organization

This report addresses each of the 17 Route 9 parcels for which Phase I ESAs were performed. Section 1, Introduction, presents the purpose, scope, and limitations of the report and outlines the report organization. Section 2, Site Setting, provides a regional description of the Route 9 site, and discusses geologic and hydrogeologic conditions. Section 3, Historical Information, describes the historical data reviewed as part of the ESA. Section 4, Environmental Records Review, provides the results of our review of regulatory agency records. Sections 5 through 22 present the results of the Phase I ESA conducted at each of the 17 parcels within the Route 9 site. Each parcel section is organized by site location, historical information, site reconnaissance and interviews,

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environmental records review, and summary of findings and conclusions. Section 23 includes references used in the preparation of this report.

Appendices include the following supporting information:

- Appendix A, Scope of Work. Presents the scope of work for Phase I Environmental Site Assessment.
- **Appendix B, Historical Source Information.** Includes historical aerial photographs, City Directory, and other supporting documentation for individual properties.
- Appendix C, Site Reconnaissance Photographs. Includes site reconnaissance photographs for individual parcels.
- **Appendix D, EDR Reports.** Includes the environmental agency database search results for the northern and southern portions of the Route 9 site. The database search was conducted by Environmental Data Resources Inc. (EDR).
- **Appendix E, Signatures of Environmental Professionals.** Includes the signatures of staff that were responsible for the Phase I ESAs performed.

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SECTION 2

Site Setting

The Route 9 site is located in Snohomish County within Township 27 North and Range 5 East. The northern portion of the Route 9 site is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian. The southern portion of the Route 9 site is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian. The area is known as the Maltby area within unincorporated Snohomish County. The 106-acre site is located east of State Route (SR) 9, just north of the intersection of SR 9 and SR 522 in the City of Woodinville.

The Route 9 site is roughly rectangular in shape, except for a small area that skirts the Stock Pot Soups plant on the eastern edge of the site. The northern portion of the Route 9 site, which is outside the Snohomish County urban growth boundary, is largely undeveloped and partially forested, with the presence of wetlands. The central and southern portions of the Route 9 site are developed for commercial and industrial land uses. The major bordering streets are SR 9, SR 522, and 224th Street SE (if extended). The general location of the proposed Route 9 site is shown in Figure 1-1. A plan view of the Route 9 vicinity is presented in Figure 1-2.

2.1 Geology

Ground surface elevations of the Route 9 site range from 140 to 290 feet (National Geodetic Vertical Datum, or NGVD) (1988). The general slope of the Route 9 site is gently to the west, with an average slope of about 8 percent. Most of the eastern boundary of the site is a moderate to steep west-facing slope that ranges from 10 to 30 percent in grade (King County, 2002).

Three geologic units — glaciolacustrine deposits, glacial till, and glacial advance outwash — are exposed at or near the surface of the Route 9 site. Most of the Route 9 ground surface is covered by a thin layer of artificial fill and all of the Route 9 site is underlain by glacial advance outwash deposits (King County, 2002).

Artificial Fill. About 50 percent of the Route 9 site is covered by artificial fill, which consists of crushed gravel or reworked native soil (loose brown sand with angular gravel). Some of the gravel used on the Route 9 site consists of crushed glass from a nearby glass recycling facility. Crushed gravel has been found on the Route 9 site from the surface to less than 2 feet depth, while reworked native soil was found to a depth of 13 feet (King County, 2002).

Glacial Lake (Recessional) Deposits. Glacial lake (Recessional) deposits (Qvr) are exposed in the southwestern portion of the Route 9 site. These deposits are characterized as soft to hard silt with varying amounts of sand and minor gravel. The southwestern portion of the Route 9 site displays relatively flat topography, a seasonally perched water table, soft soil, and — along the eastern edge — a narrow gully and a hill slope (25 to 50 percent slope). Noted along the hill slope were seeps, springs, and a susceptibility to slippage, indicating a high potential for water erosion hazard (King County, 2002).

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Vashon Till. Vashon till (Qvt) caps the moderately sloped eastern edge. The till is composed of unsorted sand, silt, and gravel (in varying amounts) with minor amounts of clay. The permeability of till varies widely and it may contain perched layers or lenses of groundwater. Till in this region is generally highly compacted with a heterogeneous internal structure (resembles concrete) and is able to maintain a high vertical slope when excavated (King County, 2002).

Glacial Advance Outwash. These deposits are characterized by dense to very dense interlayered silty sand and sandy silt with varying amounts of gravel and traces of clay. These deposits exceed 60 feet in thickness beneath the site (Minard, 1985) and correlate with the upper portions of the regional Vashon advance outwash deposits (Qva). Coarser deposits (sand and gravel) within the Vashon advance outwash have been identified as the productive zone of a regional aquifer. In the Woodinville area, this aquifer is known as the Cross Valley Aquifer. The Cross Valley Aquifer was designated as a sole source aquifer by the U.S. Environmental Protection Agency (EPA) in 1987 (U.S. EPA, 1987).

2.2 Hydrogeology

Groundwater at the Route 9 site is contained in the upper deposits of the Vashon advance outwash (Qva). The productive zone of the Cross Valley Aquifer lies in coarser (sand and gravel) deposits within the Vashon advance outwash. The productive zone of the Cross Valley Aquifer has an estimated thickness of 30 to 40 feet (Golder Associates, 2000). Shallow groundwater movement at the Route 9 site is from topographic high to low (northeast to southwest). Bear Creek, which flows parallel to the western border of the Route 9 site, is an area of local groundwater discharge (Golder Associates, 2000).

Groundwater elevations have been measured in five monitoring wells on the southern half of the Route 9 site. The monitoring wells were installed in geotechnical borings made by CH2M HILL during November 2001 (CH2M HILL, 2002). These wells indicate that groundwater is encountered at the subsurface from 0 to 20 feet below ground surface (bgs) and is saturated to at least 100 feet bgs (the depth at which borings were stopped). Artesian conditions have been encountered in wells located on and surrounding the Route 9 site. These conditions indicate that the Route 9 site is located in a zone of aquifer discharge (King County, 2002). Artesian conditions may also occur as a result of semi-confining/confining groundwater conditions.

2.3 Surface Water Features

There are three stream channels (Unnamed Creek, 228th Street Tributary, Howell Creek) and nine watercourses that pass through the site vicinity and flow into Little Bear Creek (King County, 2002). The nine watercourses are not classified as streams under Snohomish County code. Watercourses 1 through 8 begin as groundwater seeps or from surface drainage east of the railroad tracks and east of SR 522. Watercourse 9 originates east of the railroad tracks but west of SR 522 (King County, 2002). In general, surface water on the Route 9 site flows from northeast to southwest to Little Bear Creek, which is located west of and roughly parallel to SR 9. The three stream channels are described in more detail in the following paragraphs.

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Unnamed Creek passes from the northeast corner to the southwest corner of Parcel 1. Unnamed Creek flows from west of SR 522 and passes the railroad tracks via a culvert to enter onto Parcel 1. The stream meanders across Parcel 1 through a mature, mixed coniferous/deciduous forest. At the eastern extent of Parcel 1, currently used by Northwest Landscape Services, the stream flows through several hundred feet of culvert and then into an open channel until it reaches SR 9.

228th **Street Tributary** is divided into two channels: Channel A and Channel B. Channel A is small and separates Parcel 2 (Northshore School District 417/vacant property) from Parcel 3A (Woodinville North/Echelbarger Co.). The stream flows into a small open water pond adjacent to SR 9 (Native Growth Protection Area). This area is used as a fish rearing pond. Channel B flows via a pipe from the railroad tracks to the fish-rearing pond. The fish-rearing pond was constructed in 1998 to mitigate impacts from development of Stockpot Soups. The pond drains to Little Bear Creek via a culvert under SR 9. The culvert contains a series of concrete weirs that acts as a fish ladder (King County, 2002).

Howell Creek flows from southeast to the northwest of Parcel 16 (Fitzpatrick/Evergreen West Wholesale Lumber). While on the site, Howell Creek flows through a confined armored channel (King County, 2002). The stream flows via a culvert under SR-9 to a wetland mitigation area constructed by the Washington State Department of Transportation (King County, 2002).

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SECTION 3

Historical Information

Current and past land use of the parcels was evaluated to identify practices that might have adverse effects on the environmental conditions of each parcel and to help define the history of each parcel in terms of commercial and industrial uses. Land use practices associated with the handling, storage, and disposal of potentially hazardous wastes and materials are the focus of the Phase I ESA. Figure 1-3 shows the location of the parcels and adjacent properties and/or tax lots that were considered in the historic evaluation. Historical information was also obtained by reviewing readily available data from public agencies. Historical summaries for each parcel and adjacent properties history were derived from the following resources:

- Aerial photographs obtained from EDR (1952, 1977, 1990), Microsoft Terraserver (http://terraserver.homeadvisor.msn.com; 1990), King County (2000), and at Walker & Associates (1947, 1967, 1985);
- Cole's Criss Cross City Directories (1970, 1975, 1980, 1985, 1996, 2002) provided by Environmental Data Resources Inc (EDR).

Fire insurance maps (Sanborn) provided by EDR reported "no coverage" for the Route 9 site and adjacent properties. Copies of the Cole's Criss Cross City Directory search abstract, aerial photographs, and other supporting documents are provided in Appendix B.

Historical information derived from the above sources is presented in the individual parcel sections.

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SECTION 4

Environmental Records Review

Federal and state environmental record sources were reviewed for the Route 9 site and nearby properties to identify known or potential sources of contamination. EDR provided the regulatory agency records by conducting queries of EPA and Ecology databases.

Due to the size (approximately 106 acres) and elongated shape of the Route 9 site (roughly 1 mile from north to south), two separate environmental database queries were conducted. The first database query was conducted based on a point located near the center of the northern portion of the Route 9 site (including Parcels 1 to 5). The second database query was conducted based on a point located near the center of the southern portion of the Route 9 site (including Parcels 6 to 16). The approximate search distances for these queries were in accordance with those specified in ASTM E 1527-00 plus 0.25 mile to account for the large area encompassed by the Route 9 site.

Tables 4-1 and 4-2 lists the environmental databases searched and the total number of sites that appeared in each database query for the north and south portions of the Route 9 site. Table 4-1 addresses Parcels 1 to 5. Table 4-2 covers Parcels 6 to 16. Tables 4-3 and 4-4 provide the names and related database information about these sites for the north and south portions of the Route 9 site, respectively. Complete EDR reports, included in Appendix D, contain figures identifying the locations of the reportable sites within the search distances specified.

4.1 Confirmed or Suspected Contaminated Sites

This section summarizes information for sites on or near the Route 9 site that were identified as having confirmed or suspected contamination. These sites are listed on Tables 4-3 and 4-4. EPA and Ecology databases that include this information are:

- EPA National Priority List (NPL)
- EPA Comprehensive Environmental Response, Compensation, and Liability System List (CERCLIS)
- EPA Resource Conservation and Recovery Information System/Corrective Action Reports (RCRIS/CORRACTS)
- Washington State Confirmed and Suspected Contaminated Sites List (CSCSL)
- Washington State Independent Cleanup Report (ICR) Database
- Washington State Voluntary Cleanup Program (VCP)
- Washington State Leaking Underground Storage Tank (LUST)
- Washington State Contaminated or Suspected Contaminated Site List

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TABLE 4-1List of Agency Records Reviewed and Number of Sites on the List for Parcels 1 to 5

Agency List ^a	Abbreviation	Search Distance	Number of Sites on the List
National Priority List	NPL	1.25 mile	0
Resource Conservation and Recovery Information System – Storage and Disposal Facilities Lists/RCRA Corrective Action Reports	RCRIS /CORRACTS	1.25 mile	0
Hazardous Site List	HSL	1.25 mile	2
Confirmed and Suspected Contaminated Sites List	CSCSL	1.25 mile	6
Comprehensive Environmental Response, Compensation, and Liability System List	CERCLIS	0.75 mile	0
Washington State Independent Cleanup Report Database	ICR	0.75 mile	3
Washington State Solid Waste Facility Database	SWF/LF	0.75 mile	1
Leaking Underground Storage Tanks	LUST	0.75 mile	2
RCRIS – Large Quantity Generators	RCRIS – LQG	0.5 mile	0
RCRIS – Small Quantity Generators	RCRIS – SQG	0.5 mile	5
Washington State Voluntary Cleanup Program	VCP	0.5 mile	5
Registered Underground Storage Tanks	UST	0.5 mile	7
Emergency Response Notification System	ERNS	0.25 mile	0
Confirmed and Suspected Contaminated Sites List – No Further Action	CSCSL-NFA	0.25 mile	4
Facility Index System	FINDS	0.25 mile	5

^a All lists contain sites that are considered as contaminated or suspected contaminated sites with the exception of EPA RCRA Notifiers List (RCRIS-LQG and RCRIS-SQG) and the Ecology registered UST list. The RCRA Notifiers List and UST lists contain sites that reportedly use, generate, or store hazardous or potentially hazardous materials .

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TABLE 4-2
List of Agency Records Reviewed and Number of Sites on the List for Parcels 6 to 16

Agency List ^a	Abbreviation	Search Distance	Number of Sites on the List
National Priority List	NPL	1.25 mile	0
Resource Conservation and Recovery Information System – Storage and Disposal Facilities Lists/RCRA Corrective Action Reports	RCRIS /CORRACTS	1.25 mile	0
Hazardous Site List	HSL	1.25 mile	2
Confirmed and Suspected Contaminated Sites List	CSCSL	1.25 mile	6
Comprehensive Environmental Response, Compensation, and Liability System List	CERCLIS	0.75 mile	0
Washington State Independent Cleanup Report Database	ICR	0.75 mile	3
Washington State Solid Waste Facility Database	SWF/LF	0.75 mile	1
Leaking Underground Storage Tanks	LUST	0.75 mile	2
RCRIS – Large Quantity Generators	RCRIS – LQG	0.5 mile	0
RCRIS – Small Quantity Generators	RCRIS – SQG	0.5 mile	5
Washington State Voluntary Cleanup Program	VCP	0.5 mile	5
Registered Underground Storage Tanks	UST	0.5 mile	7
Emergency Response Notification System	ERNS	0.25 mile	0
Confirmed and Suspected Contaminated Sites List – No Further Action	CSCSL-NFA	0.25 mile	4
Facility Index System	FINDS	0.25 mile	5

^a All lists contain sites that are considered as contaminated or suspected contaminated sites with the exception of EPA RCRA Notifiers List (RCRIS-LQG and RCRIS-SQG) and the Ecology registered UST list. The RCRA Notifiers List and UST lists contain sites that reportedly use, generate, or store hazardous or potentially hazardous materials .

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TABLE 4-3Summary of Agency Records Reviewed for Parcels 1 to 5 – Sites within ASTM Search Distance

Site Name	EDR Map ID#	Site Address	Agency List
National Landscape Services (Parcel 1)	3	22105 Highway 9	UST
Universal/Land Construction Company (Parcel 3B)	2	22701 Highway 9 SE	UST
BDZ Development (Parcel 4)	Orphan	22701 Highway 9 S	CSCSL-NFA VCP
Crown Industries INC (Parcel 7)	5	22815 Highway 9 SE	RCRIS-SQG FINDS
Evergreen Utility Contractors (Parcel 10)	Orphan	22823 Highway 9 SE	RCRIS-SQG, FINDS
CT Sales (Parcel 11)	Orphan	22925 Highway 9 SE	CSCSL-NFA, VCP
Woody's Auto Wrecking INC (Parcel 12)	1	23005 SR 9 SE	RCRIS-SQG CSCSL FINDS
Finish Technologies (Parcel 12)	Orphan	23005 SR 9 SE	CSCSL-NFA
Rushent Sales (Parcel 12)	Orphan	23005 SR 9 SE Unit A	RCRIS-SQG, FINDS
Fitz Auto Parts (Parcel 13)	9	23109 Woodinville-Snohomish Road	UST
Gerrys Foreign Auto Parts LTD (Parcel 14)	8	23219 Highway 9	UST CSCSL-NFA
Fitz Auto Parts INC (Parcel 15)	10	23323 Woodinville-Snohomish Road	UST
Gull #1240	12	21129 Woodinville-Snohomish Road	ICR
Gibraltar Savings Property	11	23206 Woodinville-Snohomish Road	LUST
Wellington Hills Association	13	24309 Woodinville-Snohomish Highway	CSCSL ICR HSL
Snohomish County Right of Way	B17	5931-6013 238 th Street SE (Bothell)	CSCSL
Bear Creek Motors	B14	6014 238 th Place SE	HSL VCP
Arrow Metals Corporation	B15	6014 238 th ST	CSCSL
240 th ST Project – Gerard Property	16	6525 240 th ST	CSCSL UST LUST VCP
Ledcor Ind INC	A6	7303 222 nd ST SE	RCRIS-SQG FINDS
Coast Painting INC	A7	7303 222 nd ST SE Building 2	RCRIS-SQG FINDS
Bobby Wolford Trucking & Salvage	4	8107 222 nd SE	LUST UST ICR
K & B Excavating	18	8419 219 th ST SE	CSCSL VCP
Pacific Topsoils INC	Orphan	8616 219 th Street SE	SWF/LF

[&]quot;Orphan" indicates that the site was not mapped by EDR due to poor or inadequate address information.

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TABLE 4-4
Summary of Agency Records Reviewed for Parcels 6 to 16 – Sites within ASTM Search Distance

Site Name	EDR Map ID#	Site Address	Agency List
National Landscape Services (Parcel 1)	3	22105 Highway 9	UST
Universal/Land Construction Company (Parcel 3B)	10	22701 Highway 9 SE	UST
BDZ Development (Parcel 4)	Orphan	22701 Highway 9 S	CSCSL-NFA VCP
Crown Industries Inc. (Parcel 7)	8	22815 Highway 9 SE	RCRIS-SQG FINDS
Evergreen Utility Contractors (Parcel 10)	Orphan	22823 Highway 9 SE	RCRIS-SQG, FINDS
CT Sales (Parcel 11)	Orphan	22925 Highway 9 SE	CSCSL-NFA, VCP
Woody's Auto Wrecking Inc. (Parcel 12)	11	23005 gSR 9 SE	RCRIS-SQG CSCSL FINDS
Finish Technologies (Parcel 12)	Orphan	23005 SR 9 SE	CSCSL-NFA
Rushent Sales (Parcel 12)	Orphan	23005 SR 9 SE Unit A	RCRIS-SQG, FINDS
Fitz Auto Parts (Parcel 13)	3	23109 Woodinville-Snohomish Road	UST
Gerrys Foreign Auto Parts LTD (Parcel 14)		23219 Highway 9	UST CSCSL- NFA
Fitz Auto Parts Inc. (Parcel 15)	4	23323 Woodinville-Snohomish Road	UST
Gibraltar Savings Property	A5	23206 Woodinville-Snohomish Road	LUST UST
Parsons Brothers Rockeries INC	A9	23427 Woodinville-Snohomish Highway	UST
Northwest Manufacturing INC	C13	23518 63 rd AVE SE	RCRIS-LQG
Merlino Property	C14	23529 63 rd AVE SE	CSCSL NFA VCP
Residence	C15	23529 63 rd AVE SE	ICR
Alpine Rockeries INC	16	23711 63 rd AVE SE	UST
Norwood Complex	26	24100 Woodinville-Snohomish Highway	LUST ICR UST
Wellington Hills Association	21	24309 Woodinville-Snohomish Highway	CSCSL HSL ICR
Champion Metals	19	5927 234 th Street SE	LUST ICR UST
GMH & Associates, Inc.	F30	5931 237 th Place SE	LUST ICR UST
GMH & Associates, Inc.	F29	5931 238 th Street SE	ICR
Snohomish County Right of Way	F28	5931-6013 238 th Street SE Bothell	CSCSL

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TABLE 4-4
Summary of Agency Records Reviewed for Parcels 6 to 16 – Sites within ASTM Search Distance

Bear Creek Motors	F25	6014 238 th Place SE	HSL VCP
Arrow Metals Corporation	F26	6014 238 th Street SE	CSCSL ICR
J & E Steel Fabrication Corporation	D17	6210 234 th Street SE	RCRIS-SQG FINDS
Waste Management INC Services	D18	6211 234 th Street SE	LUST ICR UST
Arrow's Metal Fabrication	12	6225 233 rd Street SE	UST
RC Painting INC	B6	6505 233 rd Place SE	RCRIS-SQG
Evergreen Utility Contractors	B7	6505 233 rd SE	RCRIS-SQG
240 th Street Project – Gerard Property	E23	6525 240 th Street	CSCSL LUST UST VCP
Van Mar Wood Waste Landfill	E22	6528 240 th Street SE	SWF/LF
Bobby Wolford Trucking and Salvage	20	8107 222 nd SE	LUST ICR UST
Pacific Topsoils INC	Orphan	8616 219 th Street SE	SWF/LF

[&]quot;Orphan" indicates that the site was not mapped by EDR due to poor or inadequate address information.

A Public Disclosure Act request was made to the Northwest Regional Office of Ecology for the sites that appeared in the database searches. Files made available by Ecology were reviewed. The following paragraphs briefly summarize the site information obtained as a result of this file review. The parcel number is listed in parentheses following the address if the property is located within the Route 9 site.

Universal/Land Construction Company, 22701 SR 9 (Parcel 3B)

According to Bison Environmental Northwest, Inc. (Bison, 1991), two 10,000-gallon gasoline USTs, one 12,000-gallon diesel UST, one 5,000-gallon diesel UST, and associated pumps and piping were removed on October 2, 1991. Bison also reported that during the removal of Tank 2 (gasoline), soil contamination was encountered under the pump island on the west side. A total of 12 soil samples were collected from the base and walls of the UST excavation. The soil sample taken from the west wall of the Tank 2 cavity and adjacent to the pump island reportedly had a total petroleum hydrocarbon (TPH) concentration of 10,000 parts per million (ppm).

Approximately 300 cubic yards of petroleum-contaminated soil was reportedly excavated from the area and stockpiled onsite for later remediation. The remaining 11 soil samples obtained from the UST excavation showed concentrations that were below MTCA cleanup levels. Based on information presented in a later report (Agra Earth & Environmental, 1997), petroleum-contaminated soil removed in 1991 was remediated on site until below state cleanup levels. Documentation of remediation or analytical testing of soil samples is not provided. Clean fill was reportedly used to backfill the excavation and the site was covered with new asphalt. Bison concluded that no additional action was required regarding the

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removed USTs. No information was found in Ecology's files regarding the state's assessment of this action.

CT Sales, 22925 SR 9 S.E. (Parcel 11)

CT Sales is listed on the State's CSCSL-NFA and VCP list. On May 20, 1999, personnel from the Snohomish County Health District (SCHD) inspected CT Sales in response to a complaint concerning improper disposal and handling of waste generated at the site. During the inspection, SCHD noted several areas with suspected soil contamination. As reported in *CT Sales Voluntary Cleanup Final Report* (Radix Ortega Group, 1999), it was determined that the primary source of surface and shallow subsurface TPH contamination was the hydraulic cranes. The cranes have numerous system leaks that resulted in chronic release of hydraulic oil onto the site. Spills of spent crank case oil stored in a drum storage area also caused contamination to soil.

CT Sales conducted a voluntary cleanup action which consisted of the following:

- Excavation of petroleum impacted soils from the southwest corner of the site and from the rebar cutting areas.
- Removal and appropriate disposal of the all the spent oil drums.
- Placement of the above ground fuel storage tank onto a bermed gravel pad.
- Removal of cuttings and rebar dust from beneath the cutting machines and the implementation of routine recycling program for these materials.
- Placement of absorbent pads and plastic sheeting beneath the cranes to prevent leakage of hydraulic fluids onto the site surfaces.

Following removal of petroleum-impacted soil, each of the cleanup areas was backfilled with imported fill material. Confirmation sampling after soil removal indicated levels of diesel-range TPH from non-detect to 130 ppm. A total of 483.8 tons of petroleum-contaminated soil was transported offsite for thermal treatment.

Ecology issued a no-further-action determination on October 15, 1999 with respect to this release.

Woody's Auto Wrecking, 23005 SR 9 (Parcel 12)

Woody's Auto Wrecking is listed on the state's CSCSL, ICR, and UST databases. According to a site description included in an August 1999 Summary Score Sheet prepared by SCHD, in 1993, SCHD and Ecology received complaints regarding an auto wrecking business that dumped car fluids down the storm drain. In response, SCHD conducted an initial investigation on July 27, 1993 and observed oil stains and improper storage of automotive waste. The site was placed on the CSCSL site in December 1997. Also according to the 1999 Summary Score Sheet, on June 3, 1999, SCHD sampled the site and confirmed petroleum and PCB contamination in soil. Heavy oils and PCBs were detected at a concentration of 34,500 milligrams per kilogram (mg/kg) and 3.05 mg/kg, respectively. SCHD conducted a Site Hazard Assessment (SHA) of the site in 1999 and gave it a ranking of 5, the lowest relative risk.

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Gerry's Foreign Auto Service, 23219 Woodinville-Snohomish Highway (Parcel 14)

Gerry's Foreign Auto Service (Gerry's) has been on the state's CSCSL since November 1994 because of confirmed petroleum contamination of surface water and soil and suspected petroleum contamination of groundwater. In February 1995, SCHD conducted a MTCA SHA. The SHA reported several potentially contaminated areas at the site based on visual evidence of petroleum-contaminated soils. On July 27, 1995, SCHD collected soil samples from the site and water samples from an offsite water well. The data indicated that the offsite water well had not been impacted by Gerry's activities; however, soil on site exhibited elevated levels of petroleum hydrocarbons, lead, and cadmium. PTI Environmental Services (PTI), a contractor for Gerry's, collected and analyzed 34 shallow soil samples to document potential environmental impact to the site based on past and present activities (PTI, 1995). PTI's assessment activities identified the following areas that required remediation:

- Engine storage slab, parts washing slab (including drainfield), dismantling shed, engine core pile, former pit, soil pile, and outside fence area – excavate shallow soils for treatment or disposal.
- Upper gate fuel tank area Dispose of waste materials contained in tanks and drums, remove tanks and drum, and excavate soils for treatment or disposal.
- Lower gate fuel tank area Close UST in accordance with Washington State UST regulations, remove above-ground fuel tank, and excavate contaminated soils for treatment or disposal.

PTI reported that it did not sample or otherwise evaluate groundwater quality at the site. Instead, field observations and a review of well logs from nearby properties were used to make a preliminary assessment of subsurface soil and groundwater conditions at the site. PTI observed evidence of soil contamination in contact with the shallow perched groundwater. Furthermore, PTI reported that field observations and the well logs reviewed suggested the presence of shallow perched groundwater overlying a deeper aquifer. If these conditions are present under this site, contamination migrating from onsite sources could impact the shallow perched groundwater and possibly the deeper aquifer.

A MTCA Independent Cleanup of the site began in December 1995. According to an *Independent Remedial Action Program Final Report* (IRAP report) (Eco-Tec, Inc., 1996), two samples of groundwater were obtained from an approximately 90-foot-deep drinking water well installed prior to 1945. Details of well construction were not known. The water samples were tested for TPH; benzene, ethylbenzene, toluene, and total xylenes (BETX); and metals. TPH and BETX were not detected in the samples. Lead was detected in the first sample but not the second. The first sample was obtained using the original pump and piping installed in the well while the second sample was obtained using a portable submersible pump and newer piping. The IRAP report indicates that lead in the first sample was probably from lead solder used in pipe joints.

Remedial action consisted of the following:

Removal of a parts washing slab, slab sump, sump drainfield, and one UST.

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- Remediation of impacted soil. Approximately 263 tons (175 cubic yards) of excavated soil was treated and disposed of offsite at REMEDCO, Inc. in Seattle. In addition, approximately 3,096 cubic yards of excavated soil was thermally treated on site by Pacific Soil Technology Inc. The treated soil was used as backfill material in excavated areas. A total of 3,270 cubic yards of soil was treated during remediation activities.
- Bioremediation of water collected in excavation areas. Following the *in situ* bioremediation and subsequent consultation with Ecology, it was determined that the treated excavation water was suitable for surface discharge at the site based on Ecology guidelines for discharge of treated water in conjunction with site remediation activities.

Following onsite thermal soil treatment, verification samples were collected. TPH was treated to below MTCA Method A cleanup levels. The detected lead concentrations in the treated soil ranged from below the detection limit to 130 ppm, which is below the MTCA Method A cleanup level of 250 ppm. The detected cadmium concentrations in the treated soil ranged from below the detection limit to 4.9 ppm, which is above the MTCA Method A level of 2 ppm. The treated soil was returned to the excavation areas. Based on the December 1996 IRAP report, Ecology issued a determination of no further action for the site with respect to the releases of TPH, cadmium, and lead.

Ecology also prepared an incident report dated December 1996 stating that during a flood, oil was discharged from Gerry's. In April of 1997, Ecology staff visited the site and reported that contaminated soil at the site appeared to have been remediated. No obvious indications of widespread contamination were observed. An exact source location for the reported December 1996 oil discharge could not be determined.

Fitz Auto Parts Inc., 23323 SR 9 (Parcel 15)

Ecology's records for Fitz Auto Parts (Fitz) consist of information regarding stormwater discharge permits. Fitz holds a general National Pollutant Discharge Elimination System (NPDES) stormwater permit for industrial activity. The main requirement of the stormwater permit is implementation and maintenance of a Stormwater Pollution Prevention Plan for industrial activities at the facility. On March 25, 2002, Ecology conducted a routine water compliance inspection. Ecology reported that no excessive sheen was observed underneath the cars. Ecology's recommendation was as follows: "Continual 'good' house keeping is imperative for this business because of its location to little Bear Creek and to maintain good public relations."

The following sites are located outside of the Brightwater Route 9 site but are within the ASTM-recommended search distance of one or more Route 9 parcels. Maps showing the locations of these sites can be found in Appendix D.

Arrow Metals Corp, 6014 239th Street, S.E.

Arrow Metals Corp is listed on the state's CSCSL, ICR, and UST databases. This 1.5-acre site has historically been operated as a recycler of various ferrous and non-ferrous metals, including scrap iron and steel recovered from steel appliances and automotive scrap. Arrow also accumulates and recycles aluminum, copper, brass, and lead. A 30-day notice of intent to close/decommission UST, dated June 30, 1993, was located in Ecology's file for this site.

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The notice indicated that a 20,000-gallon UST containing diesel was to be removed, but confirmation of the removal was not seen in the file.

In February 1997, Ecology issued an Early Notice Letter to Arrow Metal Corporation that it would be included on the CSCSL list. The site was listed for the presence of TPH, benzene, and metals, including cadmium, lead, and chromium in soil and groundwater. Between 1997 and 1998, Arrow Metals conducted a site investigation and a focused feasibility study. The feasibility study recommended the following:

- Removal of contaminated metals and TPH-contaminated soil for offsite disposal
- Installation of concrete wall blocks
- Five-years of semi-annual groundwater monitoring
- A 30-year cap maintenance and repair period
- Institutional controls

According to a November 28, 2000 letter sent by Arrow Metals to Mr. Joe Hickey of Ecology, groundwater samples from two of the five site monitoring wells contained concentrations of benzene and xylenes that exceeded MTCA Method B groundwater cleanup levels. In another letter dated June 31, 2001 from SCHD to Arrow Metals, SCHD stated that Arrow Metals received a site hazard ranking of 4, where 1 represents the highest relative risk and 5 the lowest. However, SCHD stated that at the time of the hazard ranking, none of the cleanup mentioned above could be confirmed.

Bear Creek Motors, 6014 238th Street, S.E.

Bear Creek Motors is listed on the state's HSL and VCP databases. The site was used as wrecking yard that traded in used heavy trucks, parts, and equipment. In 1996, SCHD conducted a site hazard assessment. Bear Creek Motors received a site hazard ranking of 4, where 1 represents the highest relative risk and 5 the lowest.

According to a soil cleanup report (SCS Engineers, 2001), a site characterization and voluntary soil cleanup were performed at the site from 1999 to 2001. Based on the results of the sampling and analysis, the report stated that soil and groundwater contamination were not present at the site above state cleanup standards. There were no records observed in the files identifying Ecology's response to this report.

Gull 1240, 21129 Woodinville-Snohomish Hwy.

Gull 1240 is listed on the state's ICR database. Documents indicate that approximately 400 cubic yards of petroleum hydrocarbon impacted soil was removed from the southern portion of the site (SECOR, 1996). The soil was excavated to the extent possible along the southern boundary of the site without risking potential damage to a storm sewer line and Maltby Road. In addition, SECOR reported that soil with elevated concentrations of hydrocarbons in the southern portion of the site had been remediated to the extent practical. Ecology issued a determination of no further action in a letter dated May 8, 1998 with respect to the release.

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Gibraltor Savings Property, 23206 Woodinville-Snohomish Hwy.

Gibraltor Savings Property is listed on the state's CSCSL and UST databases. Files at Ecology consist of a May 10, 1989 letter from B & C Equipment Company indicating that two USTs were removed from the property. No additional information was observed in the file.

Wellington Hills Association, 24309 Woodinville-Snohomish Hwy.

Wellington Hills Association is listed on the state's CSCSL, HSL, and ICR databases. Concentrations of petroleum hydrocarbons were detected in soil above the cleanup levels. In March 1, 1994, SCHD issued this facility a site hazard assessment ranking of 2, where 1 represents the highest relative risk and 5 the lowest. According to a site description included in a Summary Score Sheet of the SHA, a soil sample collected in September 28, 1993 on the west side of property near a catch basin contained TPH, lead, and cadmium concentrations that exceeded MTCA cleanup levels for industrial areas. No other information was observed in the file.

Bobby Wolford Trucking & Salvage, 8107 222nd S.E.

Bobby Wolford Trucking & Salvage is listed on the state's UST, ICR, and LUST databases. Information on this site, located approximately ¼ mile upgradient of the Route 9 site, was requested but not provided by Ecology. Based on information in the EDR report, two USTs were removed from the site. One contained diesel and had a capacity of between 10,000 and 20,000 gallons and the other contained gasoline, with a capacity between 2,000 and 5,000 gallons. The information indicates that soil was contaminated with petroleum products and that a final cleanup report was received in October 1999.

GMH & Associates, 5931 238th Street, S.E.

GMH & Associates is listed on the state's LUST and ICR databases. According to a report by DLH Environmental Consulting (DLH, 1996), TPH-contaminated soil was found during UST removal at the site. Approximately 20 cubic yards of soil was removed and stockpiled onsite to be treated. Two confirmation samples collected at the excavation site were reported to contain TPH concentrations of 10 and 42 ppm. The final disposition of the TPH-impacted soil was not noted in the report or anywhere else in the Ecology file. There were no records observed in the file identifying Ecology's response to the report.

Champion Metals, 5927 234th Street, S.E.

Champion Metals is listed on the state's LUST and ICR databases. According to a final cleanup report (Perkins, 1994), 200 cubic yards of petroleum impacted soil was removed from the site. The soil was treated on-site using bioremediation, sampled to confirm it was clean, and placed back in the excavation. An undated hand-written Ecology review summary note was attached to the report. However, there were no records observed in the file identifying Ecology's formal response to the report.

Waste Management, 6211 234th Street, S.E.

Waste Management is listed on the state's LUST and ICR databases. In 1991, a UST and approximately 25 cubic yards of TPH-contaminated soil were reportedly removed from the site. According to Golder Associates (1992), confirmation soil sampling indicated that the

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excavation walls and bottom were below Ecology's cleanup levels for gasoline and diesel products. Golder stated that no further soil sampling of the excavation was recommended or required. A hand-written Ecology review summary note dated September 1, 1993 was attached to the Golder's 1992 report. The note stated that the site should be placed on "completed" status.

Furthermore, in a letter to Ecology dated March 4, 1993, Golder stated that significant groundwater contamination was unlikely given the remediation of the soils, the results of a water sample collected and analyzed for BTEX compounds, and the very small quantities of petroleum hydrocarbons likely released at the site.

Merlino Property, 23529 63rd Street, S.E.

The Merlino property is listed on the state's CSCSL-NFA and VCP databases. According to Earth Consultants (1999), the site consists of a crushed asphalt and gravel paved storage yard. Approximately 100 cubic yards of petroleum-impacted soil was removed from the site. Preliminary assessments indicated that groundwater in contact with contaminated soil in the excavation area was adversely impacted. Groundwater seeping into the excavation was collected and pumped to a temporary holding tank before being disposed of offsite. A groundwater sample analyzed for gasoline, BTEX, diesel, and oil showed no detection. Earth Consultants concluded that the site had been successfully remediated. According to Ecology's Site Data Summary, a no further action determination was issued on September 15, 1999.

Norwood Complex, 24100 Woodinville-Snohomish Hwy.

The Norwood Complex site is listed on the state's CSCSL and ICR databases. According to a *UST Closure and Final Cleanup Report* dated December 5, 1994, a 750-gallon UST was decommissioned and removed on September 15, 1994 (O'Sullivan Omega, Inc., 1994). Approximately 66 tons of soil contaminated with heptane was removed from the site. The report stated that no further action was recommended. No additional information, including Ecology's response, was found in the file.

4.2 Other Listed Sites

Potential sources of contamination include sites that reportedly use, generate, or store hazardous or potentially hazardous materials. Information on hazardous materials handlers was obtained from a review of the EPA RCRA Notifiers List, which includes small and large quantity generators, and the Ecology registered UST list. Ecology maintains a listing of registered USTs in the state; residential heating oil tanks are typically not included in this listing. Inclusion of a site on this list does not mean that it is contaminated, but it is not uncommon to encounter UST-related contamination, particularly at sites that have old USTs. Ecology also maintains a listing of solid waste landfill sites. Sites that appeared in these lists are identified on Tables 4-3 and 4-4.

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SECTION 5

Parcel 1 — VRJ LLC/Northwest Landscape Services/Vacant

Parcel 1 is located at 22105 SR 9 in Woodinville, Washington. It is approximately 19.2 acres in size and consists of three Snohomish County tax parcels: Tax Identification No. 270526003005, 270526003004, and 270526003014. Northwest Landscaping services currently occupies the southern portion of the property (Tax Identification No. 270526003004). The remaining two parcels are wooded and vacant. A site map of Parcel 1, based on our site reconnaissance, is provided on Figure 5-1.

5.1 Site Location

Parcel 1 is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. Parcel 1 is located in an area zoned for light industrial manufacturing and occupies the northern-most portion of the proposed Brightwater Wastewater Treatment Plant Route 9 site. The parcel is bordered by SR 9 to the west and Burlington Northern Santa Fe (BNSF) Railroad to the east. The Northshore School District 417 property (Parcel 2) is located to the south of Parcel 1. There is a small residence located adjacent to the northwest corner of Parcel 1. The acquisition of this small residence is not planned at this time and is therefore not included in this ESA. Northwest Landscape Services occupies the southern portion (Parcel 1B) of Parcel 1. The northern portion (Parcel 1A) and a triangular-shaped area to the east (Parcel 1C) are wooded and vacant. The general location of Parcel 1 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 1 is presented on Figure 1-2.

5.2 Historical Information

5.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximate 5-year intervals from 1970 through 2002. SR 9 was not listed in the 1970, 1975, and 1980 directories. The address 22105 SR 9 was not listed in the 1985 and 1990 directories. Northwest Landscape Services at 22105 State Route 9 was listed on the 1996 and 2002 directories.

5.2.2 Aerial Photographs

In the 1947 aerial photo, Parcel 1 appears wooded and undeveloped. In 1952, it appears that the eastern part of the parcel was logged and paths have appeared. No significant change is visible in the 1967 photo compared with the 1952 photo. In the 1977 photo, trees and shrubs have overgrown the cleared areas and the winding paths are no longer visible. It appears that a wide road has been cleared from the northeast property corner to the west border.

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In 1985, a dirt road or path and vehicles are visible in the southwest property corner. In 1990, much of the southern half of Parcel 1 has been cleared with a square building visible in the western third of the property, and two roads that extend from SR 9 to about two-thirds the distance to the railroad tracks. In 2000, vehicles and what appear to be three trailers, rectangular in shape, are present in the center of the cleared area. The square building is still present in the western third of the property.

5.2.3 Summary of Site Historical Review

Table 5-1 presents a compilation of Parcel 1 features and site history from the 1940s to the present using information gathered from aerial photos, owner/tenant interviews, site reconnaissance, Ecology records, and city directories (if applicable).

TABLE 5-1Summary of Parcel 1 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940			Unknown	NI
1940	1947	Wooded	Undeveloped	AP
1950	1952	Clearings, paths on east part of site	Partially logged	AP
1960	1967	No apparent change from previous photo in 1952		AP
				ER
1970	1977	Wooded; road from NE to west of site	Undeveloped	AP
1980	1985	Path / vehicles in southwest corner of site		AP
	1989 ?		Blue Ribbon Landscape – tenant (Parcel 1B)	INT
1990	1990	South part of site cleared; 2 roads, building appear		AP
	1990		Northwest Landscape Services (Parcel 1B) becomes tenant	INT
	1996		NW Landscape Services listed in City Directory	CD
2000	2000	Vehicles, trailers	Storage of equipment, vehicles, yard waste	AP,INT
	2001		VRJ/LLC acquires property from Loveless, Dillon, Nordlie – property owners since ~1960	INT
	2002		NW Landscape Services listed in City Directory (Parcel 1B)	CD

^{*}AP=aerial photo; INT=interview; SR=site reconnaissance; ER=Ecology records; CD=city directory; NI=no information

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5.2.4 Adjacent Properties Historical Review

To the north of Parcel 1 is the Carousal Ranch, a horse farm. There is also a small residential property located adjacent to the northwest corner of Parcel 1A. To the west of Parcel 1 is SR 9 and residential properties. To the south of Parcel 1 is Northshore School District 417 property (Parcel 2), which is currently vacant. To the east of Parcel 1 is BNSF Railroad and vacant properties.

Table 5-2 summarizes adjacent property site features using information gathered from aerial photos, owner/tenant interviews, Ecology records, a cursory adjacent site reconnaissance, and city directories (if applicable).

TABLE 5-2
Summary of Parcel 1 Adiacent Properties Site Features and Current Uses.

Direction	Site Name	Address/Tax Parcel	Current Site Use	Features Noted	Resource*
Northwest Corner	Residential Property	270526003006	Residential Property	Partially wooded, building	AP
North	Carousel Ranch	21815 SR 9	Horse Ranch	Unpaved, area cleared	AP
West	State Route 9		Road	2-lane road	SR
	Residential Properties		Residential Properties	Small residential properties, partially wooded	AP
South	Northshore School District 417 (Parcel 2)	270526003003	Vacant	Wooded until 1990; land cleared with road around perimeter	AP
East	Burlington Northern Railroad Vacant properties		Railroad	Railroad	AP, SR
			Vacant properties	Vacant properties	

^{*}AP=aerial photo; SR = site reconnaissance

5.3 Site Reconnaissance and Interviews

Since Parcel 1 consists of three tax parcels, visual reconnaissance and interviews were conducted separately for each tax parcel. Figure 5-1 shows how Parcel 1 is divided. Two site reconnaissance visits/interviews were conducted for Parcel 1: one on December 3 with the site manager of Northwest Landscape Services and the other on December 9, 2002 with one of the property owners from VRJ LLC. An additional telephone interview was conducted with the Northwest Landscape Services site manager on January 29, 2003.

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5.3.1 Parcel 1A (North Portion)

5.3.1.1 Site Reconnaissance

On December 9, 2002, Robert Londo of VRJ LLC and Brian Bural of Northwest Landscape Services met with a CH2M HILL representative to conduct a site reconnaissance of Parcel 1A. Parcel 1A is 8.29 acres in size; the property is wooded and covered with a thick underbrush. The site walk began on an access path from the northeastern site border marked by railroad tracks. Leaf litter, trees, and blackberry brambles were encountered along the transect walked from the railroad tracks at the northeastern property boundary to the southwest portion of the property. The area surrounding the northwest property edge was not visited because guard dogs were loose patrolling the area. A culvert passing under the railroad tracks on the east property edge drains onto the property just west of the railroad tracks. What appeared to be a dry stream bed covered by leaf litter was observed near the center of the site.

5.3.1.2 Interviews

On December 9, 2002, Mr. Londo and Mr. Bural were interviewed by a CH2M HILL representative during the site reconnaissance visit. Mr. Londo reported that VRJ purchased Parcel 1A in 2001 from the partnership of Loveless, Dillon, and Nordlie, the property owners since about the 1960s. The site is currently wooded and has never been developed to Mr. Londo's knowledge. Mr. Londo was not aware of any prior environmental investigations conducted onsite. He was also not aware of any illegal dumping that may have occurred at the site.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No reply was received.

5.3.2 Parcel 1B (South Portion)

5.3.2.1 Site Reconnaissance

Parcel 1B is 8.59 acres in size and is currently occupied by Northwest Landscape Services. Approximately 60 percent of the site is cleared and covered by gravel, dirt, or grass; 30 percent by woods; and 10 percent by asphalt or buildings. Parcel 1B is elevated to the northeast, with Unnamed Creek running from the northeast property corner through a culvert and emerging at the employee parking lot in the southwest part of the property. Parcel 1B is bordered by woods along the north, east, and south, and by SR 9 to the west.

Electrical utilities and water lines are located underground. Based on interviews, an underground septic tank lies about 10 feet south of the main office. The liquid waste is pumped from the septic tank to a drainfield located at the eastern property extent, , according to Mr. Bural. A small silt detention pond, approximately 6-feet by 10-feet, is located about 20 feet to the northeast of where Unnamed Creek emerges from the culvert.

No monitoring wells were observed during the site visit.

A large gravel driveway extends eastward from SR 9 to the main office building. Based on interview information, the office building is about 20 years old. Four mobile office buildings

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are located onsite. A garage and storage building are attached to the main office building. Two rows of landscape equipment storage sheds line the north and south property boundaries. The north row of sheds is situated directly on gravel whereas the south row of sheds has wooden floors. A metal shed used to store fertilizers and pesticides is situated on an asphalt pad in the central eastern portion of the site.

In the southeast corner of the gravel employee parking area there is an employee vehicle washdown area consisting of a spigot, hose, and two 1-gallon jugs of soap. Along the southern border of the employee parking area, metal debris and tires were observed in the brush. A non-operational bulldozer is stored directly on gravel/grass in the northwest corner of the employee area. To the east of the employee parking area lies the south equipment yard, which is surrounded by a chain link fence. The south border of this yard is occupied by a row of storage sheds (with wooden floors) where portable leaf blowers, lawn mowers, and small gasoline tanks are stored. According to Mr. Bural, there are no drains located under the sheds. In the south equipment yard, several lawnmowers were stored directly on gravel while other lawnmowers were stored under tarps on metal trailers.

A metal storage shed and adjacent asphalt pad are located east of the south equipment yard. Inside the storage shed were bags and containers of fertilizers and pesticides. To the south of the metal storage shed, piles of discarded wooden tree stakes and broken concrete rubble were observed. Continuing on a gravel road to the east was a plateau area with old liquid containers. According to Mr. Bural, this flat area is the location of the septic drainfield. Continuing east of the gravel road, a large leaf refuse pile was observed. To the northeast of the leaf pile flows Unnamed Creek until it enters a culvert at the eastern boundary of the fenced in and graveled north equipment yard.

A pesticide spray truck, garbage dumpster, and an old refrigerator were observed in the eastern portion of the north equipment yard. Along the north part of the yard is a row of storage sheds. Two mobile offices are located in the southern part of the north equipment yard. The sheds sit directly on gravel and are used to store small containers of pesticides and gas, leaf blowers, and tools. To the west of the sheds is a covered gravel area where a 150-gallon mixed fuel refilling station for leaf blowers and other small equipment is located. A gray-black stain about 1.5 yards in diameter was observed on the gravel in front of the mixed fuel refilling station. The 150-gallon tank was situated in a wood/fiberglass containment tub. To the west of the mixed fuel refilling area lies a raised storage building that contains snow blowers, air compressors, antifreeze, waste brake fluids, tires, and miscellaneous equipment. Under the storage building are two walk-in cargo containers that store a parts washer (kerosene solvent), flammable materials, and mechanic tools. To the south of the walk-in containers is the mechanic shop (adjacent to the main office). An asphalt pad and covered area serve as a work area outside the garage. A used oil furnace was observed in the garage.

General housekeeping practices appeared to be poor at the time of the site reconnaissance.

5.3.2.2 Interviews

On December 3, 2002, Brian Bural of Northwest Landscape Services was interviewed during the site reconnaissance visit. A follow-up telephone interview was conducted on January 29, 2003. Mr. Bural stated that he has been the site manager for 12 years, beginning just after the

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previous landscape company, Blue Ribbon Landscape, was sold to VRJ LLC. No prior environmental investigations have been completed on the property to Mr. Bural's knowledge. Mr. Bural stated that auto batteries, pesticides, herbicides, and oil are currently stored on the property. He reported that the pesticides and herbicides stored on the site include Round-up (Glyphosate amine salt), Crossbow (2,4-D; 2,4-Dichlorophenoxyacetic acid), and pre-emergents (such as Caseron). Mr. Bural reported that most of the pesticides and herbicides stored are granular. The liquid herbicides/pesticides are stored in 20-gallon tanks, 2½-gallon jugs, or in the spray truck. According to Mr. Bural, the spray truck has been owned by Northwest Landscape Services for about a year. Prior to that, the company did not have a spray truck. To Mr. Bural's knowledge, the previous landscape company that occupied the property (Blue Ribbon Landscape) did not have a spray truck because Northwest Landscape Services purchased all their old equipment. Mr. Bural reported that the spray truck is not washed on site, only at car washes.

Two rows of equipment sheds at the site and are used by employees to store equipment and supplies, according to Mr. Bural. He stated that the sheds in the south equipment yard have wooden floors and no drains, while sheds in the north equipment yard have gravel surfaces, also with no drains.

To Mr. Bural's knowledge, only one UST currently exists on the property, a septic tank located about 10 feet south of the main office building. Mr. Bural reported that adjacent to the septic tank is a pump tank, which pumps effluent from the pump tank up to a drainfield located just east of the metal storage shed. The septic tank is about 16 years old (permit for installation issued February 21, 1984). Currently the septic tank receives gray water (kitchen sink, shower) and black water (toilet); a sink in the garage also drains to the septic tank, according to Mr. Bural. He said that once a year, a company comes on site to pump and remove accumulated material from the septic tank.

Mr. Bural stated that there is one above-ground storage tank (AST) on site, a 150-gallon tank that stores mixed fuel for leaf blowers. In addition, there is a truck-mounted spray tank, approximately 100-gallons in volume.

Mr. Bural reported that there are five heated buildings on the site, the main office building and four mobile offices. He stated that the main office building is heated with electricity, the four mobile offices with electricity, and the adjoined garage with a used oil heater. The used oil heater burns used kerosene from the parts washer in the garage area; the kerosene is burned after it loses its effectiveness as a solvent, according to Mr. Bural. The parts washer holds about 30 gallons of kerosene, which is changed out once every 6 months to a year, according to Mr. Bural. He believes that electricity has always been used for heating the office building and portable buildings. Mr. Bural stated that drinking water is provided by Cross Valley Water District (CVWD) via underground connections. Mr. Bural is not aware of any wells on the premises and believes that water has always been supplied by the CVWD. He estimated that the main office is about 20 years old and the mobile offices are younger. He also said that no asbestos was used in the construction of any of the buildings on site.

A low area at the western edge of the north equipment yard (just southeast of the main office) collects and keeps water that sheets from the ground surface from going directly into the Unnamed Creek, according to Mr. Bural. Mr. Londo said silt is accumulated and

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allowed to settle in this low area to keep it from entering Unnamed Creek. There is no lining or drains associated with this low area (silt detention pond); water that collects there simply infiltrates into the ground, according to Mr. Bural. He said a catch basin located within 2 to 5 feet of the east edge of SR 9 and serves to funnel water from Parcel 1 to the west side of SR 9 and prevent water from sheeting across the road.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No reply was received.

5.3.3 Parcel 1C (East Portion)

5.3.3.1 Site Reconnaissance

On December 9, 2002, a CH2M HILL representative to conduct a site reconnaissance of Parcel 1C. Parcel 1C is 2.25 acres in size and is bordered to the east by the BNSF Railroad tracks. The reconnaissance walk began from an access road that runs along the south border of Parcel 1B. The walk proceeded along the railroad tracks on the eastern property border. A transect was completed through the woods from the northeast to northwest property corners. The area appeared wooded and undeveloped, covered by trees, underbrush, and leaf litter. No visible indications of hazardous or potentially hazardous materials were observed.

5.3.3.2 Interviews

Mr. Londo and Mr. Bural were interviewed during the December 9, 2002, site reconnaissance visit. According to Mr. Londo, Parcel 1C was purchased in 2001 by VRJ LLC from the previous owner, the partnership of Loveless, Dillon, and Nordlie, who owned the property since about the 1960s. To Mr. Londo's knowledge, Parcel 1C has always been undeveloped, no dumping has occurred, and no prior environmental or geotechnical investigations have been completed onsite.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No response was received.

5.4 Environmental Records Review

5.4.1 Confirmed or Suspected Contaminated Sites

A total of 14 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 1 (see Section 4.1). The list of environmental databases searched is presented in Table 4-1. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 1 was not identified as a confirmed or suspected contaminated site.

Bobby Wolford Trucking & Salvage, located approximately ¼ mile upgradient of Parcel 1, could have an adverse impact to the parcel due to its proximity. The assumed groundwater

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flow direction indicates that the likelihood of the confirmed or suspected contaminated sites (other than those located within the Route 9 site) impacting Parcel 1 is minimal.

5.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 1 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3.

According to the EDR report, National Landscape Services, a previous tenant at the site, was listed as having a UST that contained unleaded gasoline. The installation date for this UST was listed in the EDR report as 1964. However, given the age of the parcel development, this date is likely in error. This tank was reportedly removed.

5.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 for Parcel 1 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 1:

- Mixed Fuel Refilling Station, North Equipment Yard. A stained area, approximately 1.5 yards in diameter, was observed on gravel-covered ground in front of the mixed fuel refilling station located in the north equipment yard. In addition to the stained area, containers of herbicides, pesticides, and gas, as well as lawn mowers and tools, were stored directly on the gravel-covered ground in this area.
- **Silt Detention Pond at Western Edge of the North Equipment Yard**. Surface runoff from the north and south equipment yards collects in a low area, or silt detention pond, located at the western edge of the north equipment yard. Since pesticides and herbicides (such as Crossbow, which contains 2,4-D, also known as 2,4-dichlorophenoxyacetic acid), petroleum products, and fertilizers are stored/mixed in the north and south equipment yards, it is likely that these substances/products may be found in the silt detention pond.
- Miscellaneous Liquid Container Storage Area/Drainfield. Old liquid containers, possibly containing pesticides and herbicides, were stored directly on the ground to the east of the metal storage shed. This is the same area that is used as a septic drainfield.
- **Septic Tank and Drainfield.** A septic tank and an associated drainfield were installed on the site in 1984 and are currently still in use on the property. It is likely that hazardous substances/petroleum products present in wastewater generated from activities on Parcel 1 would be found in the septic tank, septic pump, septic pipes, or drainfield.

Adjacent properties to Parcel 1 include the Carousel Ranch, Northshore School District 417 property (Parcel 2), BNSF Railroad, a residential property (adjacent to the northwest part of Parcel 1), and SR 9. As stated in Section 1.2, recognized environmental conditions resulting

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from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No readily obvious environmental features or conditions that would be a likely source of offsite contamination to Parcel 1 were observed on adjacent property during this Phase I effort. However, the following site (located within the ASTM-specified search distance) represents an offsite recognized environmental condition in connection with Parcel 1:

• **Bobby Wolford Trucking & Salvage**. Bobby Wolford Trucking & Salvage is located approximately ¼ mile upgradient of Parcel 1. It has documented releases of hazardous substances to the soil and/or groundwater. Insufficient information on this site was available to assess whether groundwater may have been impacted by the release. Because the site is still active in Ecology's database, it is considered as an offsite recognized environmental condition.

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SECTION 6

Parcel 2 — Northshore School District 417/Vacant

Parcel 2, the Northshore School District 417 property, consists of Snohomish County tax parcel identification No. 270526003003. It is roughly rectangular in shape and is 16.2 acres in size. Parcel 2 appears to have no buildings, although it is bisected with several access roads. Wetlands occupy the southwest corner of the parcel. A site map of Parcel 2, based on our site reconnaissance, is provided on Figure 6-1.

6.1 Site Location

Parcel 2 is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. It is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. Parcel 2 is bordered by SR 9 to the west and BNSF Railroad to the east. The VRJ LLC/Northwest Landscape Services property (Parcel 1) is located north of Parcel 2. The Woodinville North/Echelbarger Co. property (Parcel 3A) and Stockpot Soups property are located to the south.

6.2 Historical Information

6.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. Since Parcel 2 did not have an address, it is not listed in Cole's Criss Cross City Directories.

6.2.2 Aerial Photographs

In the 1947 aerial photograph, Parcel 2 appears wooded and undeveloped. In the 1952 photo, the eastern half of Parcel 2 appears to have been cleared of trees, and paths and roads are now visible. The western half of the property remains wooded. In the 1967 photo, the entire property appears wooded again. In the 1977 photo, few visible changes have occurred on the property since 1967. In the 1985 photo, Parcel 2 appears wooded and what appears to be a path is visible near the center of the northern property border. In the 1990 photo, most of the property has been cleared of trees and it now appears to be covered by grass. An east-west trending dirt road/path divides the western half of the parcel and appears to end near the property center where it intersects a north-south trending dirt road. The north trending part of the road/path appears to veer into some trees in the northeast parcel corner. A small round feature is evident near the southwest property corner. In the 2000 photo, the east-west trending road/path is still evident, but now extends only to the north-northeast. The

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eastern half of the parcel is cleared and appears grass covered; the western half of the parcel appears wooded.

There was no obvious evidence of recognized environmental conditions observed in the aerial photos.

6.2.3 Summary of Parcel Historical Review

Table 6-1 presents a compilation of Parcel 2 features and site history from the 1940s to the present using information gathered from aerial photos, owner/tenant interviews, site reconnaissance, and Ecology records.

TABLE 6-1Summary of Parcel 2 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Wooded	Appears undeveloped	AP
1950	1952	E ½ cleared of trees, paths visible; W ½ still wooded	Appears partially logged	AP
1960	1967	Entire site wooded		AP
1970	1977	Similar to 1967 photo		AP
1980	1985	Path visible in north part of site; rest of site is wooded		AP
1990	1990	W ½ grass, E ½ wooded; road/path along S part of site turns N to divide E and W part of property	Appears vacant	АР
2000	2000	Appears similar to 1990 photo		AP

^{*}AP=aerial photo; NI=no information

6.2.4 Adjacent Properties Historical Review

North of Parcel 2 is the VRJ LLC property (Parcel 1C), which is vacant and wooded. West of the Parcel 2 are SR 9 and residential properties. South of Parcel 2 are the Woodinville North/Echelbarger Co. property (Parcel 3A) and Stockpot Soups. East of Parcel 2 are the BNSF Railroad and vacant properties.

Table 6-2 summarizes adjacent property site features using information gathered from aerial photos, owner/tenant interviews, Ecology records, and a cursory adjacent site reconnaissance.

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TABLE 6-2
Summary of Parcel 2 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Address/Tax Parcel	Current Site Use	Features Noted	Resource*
North	VRJ LLC/Northwest	22105 SR 9	Norhwest	Wooded, partially	AP
	Landscape Services (Parcel 1)		Landscape Services	cleared, vehicle parking, buildings	SR
West	State Route 9		Road	2-lane road	SR
	Residential Properties		Residential Properties	Small residential properties, partially wooded	АР
South	Woodinville		Vacant	Dirt, grass	AP
	North/Echelbarger Co. (Parcel 3A)				SR
	Stockpot Soups	22807 SR 9	Soup manufacturing and distribution	Large building	
East	BNSF Railroad		Railroad	Railroad	AP, SR
	Vacant properties		Vacant properties	Vacant properties	

^{*}AP=aerial photo; SR = site reconnaissance

6.3 Site Reconnaissance and Interviews

Site access and an interview with the property owner were requested but not granted. Consequently, visual site reconnaissance and interviews with the property owner or representatives could not be conducted for Parcel 2.

6.4 Environmental Records Review

6.4.1 Confirmed or Suspected Contaminated Sites

A total of 14 sites within the ASTM-specified search distances of Parcel 2 were identified as confirmed or suspected contaminated sites (see Section 4.1). The names, addresses, and groundwater gradients with respect to the Route 9 site for the confirmed or suspected contaminated sites are listed in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 2 was not identified as a confirmed or suspected contaminated site.

Bobby Wolford Trucking & Salvage, located approximately ¼ mile upgradient of Parcel 2, could have an adverse impact to the parcel due to its proximity. The assumed groundwater flow direction indicates that the likelihood of contaminants from all of the other sites listed on Table 4-3 reaching Parcel 2 is minimal.

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6.4.2 Other Listed Sites

A total of 13 sites within the ASTM-specified search distances of Parcel 2 were listed as using, generating, or storing hazardous or potentially hazardous materials (see Section 4.2). The site names, addresses, locations, and groundwater gradients with respect to the Route 9 site are listed in Table 4-3.

Parcel 2 was not identified as a site that uses, generates or store hazardous or potentially hazardous materials.

6.4.3 Environmental Reports Provided by King County

Environmental reports were provided to CH2M HILL by King County for Parcel 2. These include:

- Updated Geotechnical Engineering Report, Proposed Bus Maintenance and Operations Facility (Associated Earth Sciences, 2001), prepared for Northshore School District No. 417.
- Hydrogeologic Assessment, Proposed Bus Maintenance and Operations Facility (Associated Earth Sciences, 2002), prepared for Northshore School District No. 417.

These reports focus on geologic and hydrogeologic assessments of the site with regard to the then-proposed development of the bus maintenance and operations facility. Neither of these reports contains information regarding the presence or likely presence of hazardous substances or petroleum products at Parcel 2.

6.5 Summary of Findings and Conclusions

CH2M HILL has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 2 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with Parcel 2.

Adjacent properties to Parcel 2 include VRJ LLC/Northwest Landscape Services property (Parcel 1), Woodinville North/Echelbarger Co. property (Parcel 3A), Stockpot Soups, BNSF Railroad, and SR 9. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 2 were observed as part of this Phase I effort. However, the following site located in the surrounding area (i.e., within the ASTM approximate search distance of Route 9 site) represents an offsite REC in connection with Parcel 2:

• **Bobby Wolford Trucking & Salvage**. Bobby Wolford Trucking & Salvage is located approximately ¼ mile upgradient of Parcel 2. It has documented releases of hazardous substances to the soil and/or groundwater. Insufficient information on this site was available to assess whether groundwater may have been impacted by this release. Because the site is still active in Ecology's database, it is considered as an offsite REC.

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SECTION 7

Parcel 3A — Woodinville North/Echelbarger Co.

Parcel 3A, the Woodinville North/Echelbarger Co. property, consists of Snohomish County tax parcel identification No. 270526003035. The parcel is rectangular in shape and encompasses an area of approximately 5.1 acres. Parcel 3A is occupied by a shed, native growth preservation area (wetlands), and a gravel lot equipped with several utility post outlets. A site map of Parcel 3A, based on our site reconnaissance, is provided on Figure 7-1.

7.1 Site Location

Parcel 3A is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian. The parcel is in the Maltby area of unincorporated Snohomish County and within the city limits of Woodinville. The parcel is located in an area zoned for light industrial manufacturing within the proposed Brightwater Wastewater Treatment Plant Route 9 site. Parcel 3A is bordered by SR 9 to the west and Stockpot Soups to the east. Parcel 2, a vacant property owned by the Northshore School District 417, is located north of Parcel 3A. Parcel 4, the OPUS Northwest property, is located to the south.

7.2 Historical Information

7.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. Since Parcel 3A does not have an address, it is not listed in Cole's Criss Cross City Directories.

7.2.2 Aerial Photographs

In the 1947 aerial photo, a square building is observed in the northwest parcel corner, adjacent to a road. The property is covered by grass. In the 1952 photo, a smaller second building is present just to the south of the first building. In the 1967 photo, the property displays little change. In the 1977 photo, buildings have been removed and the property appears to be vacant. In the 1985 photo, several trails or paths cut through the south part of the site. In the 1990 photo, the east part of the property is occupied by what appears to be a baseball diamond. The western half appears covered by trees, grass, and paths. In the 2000 photo, the property appears vacant and covered by dirt or grass.

7.2.3 Summary of Site Historical Review

Table 7-1 summarizes Parcel 3A features and site history from the 1940s to the present using information gathered from aerial photos, interviews, Ecology records, and city directories. More detailed information regarding site features and uses listed in Table 7-1 can be found in Sections 7.2.2, 7.3, and 7.4, and Appendix A.

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TABLE 7-1 Summary of Parcel 3A Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940			Unknown	NI
1940	1947	Building in northwest site corner with adjacent road		AP
1950	1952	Second smaller building to the south of the original building		AP
1960	1967	Same		AP
1970	1977	Buildings removed; vacant		AP
1980	1985	Multiple trails/paths cross the south part of the site	Vacant	AP
1990	1990	Baseball diamond on east part of site	Vacant	AP
2000	2000	Dirt, grass; vacant	Vacant	AP

^{*}AP=aerial photo; NI=no information

7.2.4 Adjacent Properties Historical Review

To the north of the Parcel 3A is Northshore School District 417 property (Parcel 2), which is vacant. To the west of Parcel 3A is SR 9, residences and a tree farm. To the south of Parcel 3A is OPUS Northwest property (Parcel 4), which is currently used as an office park. To the east of the property is Stockpot Soups, a soup manufacturing facility.

Table 7-2 summarizes adjacent property site features using information gathered from aerial photos and adjacent site reconnaissance.

TABLE 7-2 Summary of Parcel 3A Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Northshore School District 417 (Parcel 2)	Vacant	Grasses, trees, dirt road	AP
West	SR 9, residences, tree farm	Residential, agriculture	Houses, woods, tree farm	SR, AP
South	OPUS Northwest (Parcel 4)	Office park	Bldg in N; vacant in S	SR, AP
East	Stockpot Soups	Soup manufacturing	Bldg, parking lot	SR, AP

^{*}AP=aerial photo; SR = site reconnaissance

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7.3 Results of Site Reconnaissance and Interviews

7.3.1 Site Reconnaissance

On January 13, 2003, a CH2M HILL representative visited Parcel 3A to conduct a site reconnaissance. The property appeared to be vacant. Grass covers the southwest and northeast quarters of the parcel and the southeast quarter is covered with gravel. Wetlands occupy the northwest quarter. Along the south property border, several large, green utility boxes are located adjacent to the access road, approximately halfway toward the graveled area.

A small portable trailer and concrete/wooden shed were observed in the graveled area. There were several small gray electrical utility posts (approximately 5 feet high) located along the east side of the property. A portable trailer was observed in the northeast part of the graveled area. The trailer was labeled "Evergreen Utility" and had a hitch on the front and a small dumpster and some debris piled to the west side. The shed was located in the southwest part of the graveled area and appeared to have a sump/drain in the center of the concrete floor. A storage area on the north part of the shed contained various 2- to 5-gallon containers. There appeared to be staining on the wooden floor of the storage area. The structure of the shed resembled a fireworks stand. The wetlands in the northwest part of the site were fenced in and posted with signs that read "Native Growth Protection Area." The 228th Street Creek Channel A drains from east along the north property border and enters the wetlands. A storm drain is located to the south of the wetlands.

7.3.2 Interviews

On January 14, 2003, Kathi Thompson of Pharos Corporation conducted an interview with a representative from Echelbarger Co., the property owner of Parcels 3A and 3B. Jeff Trieber, an engineer with Lovell-Sauerland, represented Echelbarger Co. According to Mr. Trieber, Parcels 3A and 3B were purchased in 1997 and are currently vacant. Prior to 1997, Al Zaro and Jerry Bold (property owners at the time) leased the property for use as a construction yard and office, and for concrete pipe storage, according to Mr. Trieber. One septic tank and one UST have been removed from the site in the past, and there are currently no septic tanks, USTs, or ASTs on site.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No reply was received.

A summary of environmental reports provided by King County is included in Section 7.4.3.

7.4 Results of Environmental Records Review

7.4.1 Confirmed or Suspected Contaminated Sites

A total of 14 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 3A (see Section 4.1). The list of environmental databases searched is presented in Table 4-1. The names and addresses of these sites and the

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environmental databases that they appear in are presented in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 3A was not identified as a confirmed or suspected contaminated site.

Bobby Wolford Trucking & Salvage, located between $\frac{1}{4}$ to $\frac{1}{2}$ mile upgradient of Parcel 3A, could have an adverse impact to the parcel due to its proximity. The assumed groundwater flow direction indicates that the likelihood of contaminants from the remaining sites listed on Table 4-3 (other than parcels located within the Route 9 site) reaching Parcel 3A is very low.

7.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 3A (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3.

Parcel 3A was not identified as a site that reported uses, generates, or stores hazardous or potentially hazardous materials.

7.4.3 Environmental Reports Provided by King County

Five environmental reports were prepared from 1996 through 2000 that documented previous investigations conducted by current and previous Parcel 3B owners. These reports were provided to King County who transferred them to CH2M HILL for the current Phase 1 ESA of the Brightwater SR 9 project area. These reports were separate and earlier Phase 1 and 2 ESAs, a MTCA voluntary assessment and cleanup report, and an UST removal report. The reports document all or parts of the following properties:

- Woodinville North/Echelbarger Co. (Parcels 3A and 3B) property
- OPUS Northwest property (Parcel 4)
- Stockpot Soup's property adjacent to OPUS on the northeast

These reports contain information about several of the Brightwater SR9 project area parcels including findings of recognized environmental conditions within Parcel 3A. The recognized environmental conditions identified in these reports could not be corroborated by CH2MHILL in this, current Phase 1 ESA suggesting that some or part of them may have been addressed. It is important to note that the information presented in the five reports is not consistent between reports. Two reports prepared by the same company (Farallon) within one month of each other present internally conflicting information; however, there is no explanation or attempt to reconcile apparent conflicts. In addition, Farallon's interpretation of the earlier Enviros (1996) report changes from their first to second report. Graphics in the three reports show different locations of site features with respect to parcel boundaries. For the purposes of interpreting former locations of features and recognized environmental conditions for this report, CH2M HILL refers to graphics presented in the latest report by Farallon (2001b).

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Annotated information from the earlier reports describing the recognized environmental conditions and other pertinent information is summarized below.

Final Report, Phase I and II Environmental Site Assessment of The Property Located at 22701 Highway 9 South, Woodinville, Washington, August 29, 1996 (Enviros).

This report was prepared for Lovell-Sauerland & Associates for tax parcel No. 262705-3-009-0009. It appears to correspond to current tax parcel No. 262705-3-032-00, 262705-3-035-00, and 262705-3-008-00, which include Parcels 3A, 3B, and 4 of the Route 9 site as well as adjacent property occupied by Stockpot Soups. This assumption is based on graphics in this report and a later report (Farallon, 2001a). The Enviros Report states this is a 36-acre parcel, but copies of the tax records in the Report appendix show it to be a 16-acre parcel.

According to Enviros, the following businesses operated on the site in June 1996:

- Democon, a demolition contractor that stored wood and concrete debris.
- BDZ and BSI, two companies that stored construction materials and equipment, operated two construction equipment maintenance shops, and had offices.
- Universal Land, a concrete casting company that operated a small concrete batch plant and stored materials and equipment.
- Mints Portable Toilets, a portable toilet storage and maintenance area. Chemicals for cleaning and use in the toilets were stored on site.
- Creekside Equipment Rentals, a construction equipment storage and construction equipment maintenance business.

In addition to the above-listed businesses, the report identifies other improvements and structures on the site in 1996 that were not necessarily affiliated with any of the above businesses. These included a covered drum storage area, roads, a ballfield, and another area where two drums and an earth scraper were observed.

The report identified 42 drums and 24 aboveground storage tanks located throughout the property as recognized environmental conditions. An inventory of the drums and ASTs, taken in 1996, was provided in the report. Those drums and ASTs, based on information provided in the report, likely would have been located on Parcel 3A. Soil staining observed in the vicinity of some of the drums and tanks, as well as settling ponds on the Universal Land site, also were identified as recognized environmental conditions.

Four USTs were removed from the site in 1991; a copy of the report submitted for the UST decommissioning (Bison, 1991) is included as an appendix to the Enviros. Possible USTs from site residences that predate the business operations were identified as potential recognized environmental conditions. Fluorescent light ballasts in light fixtures inside structures were also identified as recognized environmental conditions.

Shallow soil samples were collected and analyzed for the Phase I and II investigations. A total of 16 samples from the upper 2 feet of soil were obtained. All samples were analyzed for TPH and selected samples were also analyzed for BETX and metals. Building materials were sampled and analyzed for lead or asbestos. Concentrations of TPH detected in soils ranged from 470 mg/kg to 200,000 mg/kg (2% by weight). Based on the results of the

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testing, the report estimated that approximately 3,041 cubic yards of petroleum-contaminated soil covering an area of over 50,000 square feet to a depth of 2 feet required remediation in order to meet MTCA cleanup standards. The report also stated that the contamination was caused by use and leaks of petroleum hydrocarbons. The report recommended cleaning and removal of all drums and ASTs. Areas targeted for remediation included portions of the BDZ/BSI construction equipment storage yard, the Creekside Equipment Rentals storage yard, the Mints Portable toilet site, and the Democon equipment storage yard. Groundwater was not mentioned in the report.

On Parcel 3A, Enviros reported a wood and concrete debris area and a drum storage area adjacent to 227th Avenue. Enviros inventoried four 55-gallon drums on Parcel 3A, one of which contained chain oil; the other three had unknown contents. No samples were taken in the vicinity of the drums. The debris area was not identified specifically as a recognized environmental condition but Enviros recommended that the drums be cleaned and removed.

Site Assessment and Remediation, Voluntary Cleanup Program, BDZ Development, 22701 Highway 9 South, Woodinville, Washington, November 12, 1997 (Agra Earth & Environmental)

This report presents the results of a subsurface investigation and remediation of soil and an investigation of groundwater performed at the same site and facilities as discussed above in the Enviros (1996) Phase I and II report. However, the Agra report references only the 1991 Bison report on decommissioning and remediation of the four USTs and specifically states that this is the only other environmental report for the subject property. It does not reference the Enviros (1996) report and does not appear to address the remediation objectives identified in the Enviros report. Instead, the Agra report documents additional investigation and sampling conducted within AST, drum storage, and concrete production areas.

A site plan in the Agra report shows the same businesses identified in the Enviros report and presents a similar layout for some of the site features. Based on graphical and tabular presentations of data presented in the Agra report, soil and groundwater was sampled from three general areas:

- 1. The BDZ maintenance shop area (in the vicinity of ASTs), the drum storage area, and other areas in the BDZ work yard (seven direct push boring locations).
- 2. The Universal Land concrete casting area (two borings).
- 3. The former Creekside Equipment Rentals drum storage and AST locations (three borings).

The first two of these three areas were located in Parcel 3B. One sample from a depth of 4 feet from each boring was submitted for testing. All samples were analyzed for TPH. Four samples were analyzed for volatile organic compounds and one sample was tested for lead, cadmium, and chromium. With one exception (a sample from the Universal Land site), all of the tested constituents were reported as not detected or were detected at concentrations less than cleanup standards. The report stated that oil and diesel were detected in the vicinity of a diesel AST and concrete form spraying area. Approximately 67 tons of petroleum-contaminated soil was excavated and transported off site for treatment by thermal

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desorption. Six samples were obtained from the base and sidewalls of the excavation to confirm removal of soil with hydrocarbon concentrations above cleanup standards.

Two groundwater samples obtained from geoprobe borings at the time of drilling were tested for TPH and BETX; one of the samples was also tested for volatile organics. Concentrations of BETX compounds were detected in the groundwater at concentrations less than cleanup standards. Groundwater was encountered at a depth of about 2 feet bgs in one of the borings and at about 5 to 6 feet bgs in a second boring (from which samples were obtained). In the remaining borings, groundwater was encountered at depths ranging from 0 to 4.5 feet bgs. Some borings that extended to 6 feet bgs did not encounter groundwater.

Petroleum-contaminated soil removed in 1991 was remediated on site until below state cleanup levels, according to Bison. Documentation is not provided.

Agra's report includes a March 19, 1998 letter from Ecology Toxics Cleanup Program providing a no further action determination with respect to the release. This applied only to the remediation conducted in the vicinity of the diesel AST at Universal Land.

Phase I Environmental Site Assessment, Woodinville 522, 22701 Highway 9 South, Woodinville, Washington. August 6, 2001 (Farallon Consulting).

Farallon conducted a Phase I investigation for OPUS Northwest LLC, which was considering purchasing of property located within the Route 9 site area. OPUS eventually purchased only a portion of the property, identified as lots 3 and 4 in the Farallon report, and the remainder, lots 2 and 5, were retained by the site owner, Woodinville North. Parcel 3A corresponds to lot 5 in Farallon's report. Farallon's report also indicates that a portion of the property reviewed in the Enviros (1996) and Agra Earth & Environmental (1997) reports is the currently developed Stockpot Soups property. Farallon identified the following recognized environmental conditions in their Phase I Report:

- Six drums on lot 2
- An area of stressed vegetation on lot 2
- Rock and soil stockpiles with soil staining on all lots
- Fill material and debris on the eastern portion of lot 2
- A drum storage area on adjacent property to the south
- Transformer components stored on adjacent property to the south
- The historical presence of ASTs on lot 5
- Paint and other products present in a shed on lot 5
- TPH (similar to that identified in previous reports).

Farallon's 2001 Phase I report includes a summary of the 1996 Enviros report. Farallon's review of the 1996 Enviros report discusses only 3 of the 16 soil samples analyzed by Enviros. The areas of surface soil staining that Enviros recommended for remediation are not addressed by Farallon (although the Enviros report is included as an appendix).

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The Farallon report describes grading and filling that occurred at the since preparation of the Enviros report. Grading appears to have taken place at at least one of the areas of surface contamination identified by Enviros. In addition, the settling ponds related to the Universal Land operations (located on the Stockpot Soups property) had been filled, according to Farallon.

On Parcel 3A, Farallon identified an area of bare soil that appeared to have been recently graded, two soil stockpiles, and two acres of soil staining, one adjacent to the stockpiles and one adjacent to the shed. No followup sampling was conducted.

Farallon recommended further investigation related to the identified recognized environmental conditions.

Revised Final Phase II Subsurface Investigation, Woodinville 522 Lots 3 & 4, 22701 Highway 9 SE, Woodinville, Washington. August 20, 2001 (Farallon Consulting).

Farallon conducted soil sampling for the recognized environmental conditions identified on lots 3 and 4 that were purchased by OPUS (Parcel 4, adjacent to Parcel 3A). Recognized environmental conditions identified in the Phase I ESA were not addressed in the Phase II report. The phase II work consisted of obtaining composite samples from stockpiled soil on the site. Samples were analyzed for petroleum hydrocarbons and metals. Analytical results indicated the samples contained low levels of heavy oil hydrocarbons, ranging up to 140 mg/kg, and barium, chromium and lead one to two orders of magnitude below MTCA Method A cleanup levels. The report concluded that analytical results designate the soils as "Class 2" for end uses defined in Ecology's *Guidance for Remediation of Petroleum Contaminated Soils* (1995). Class 2 soils may be used on site for fill material in areas not adjacent to wetlands, surface water, groundwater, or drinking water wells. The final disposition of the soil is not described in the report.

7.5 Summary of Findings and Conclusions

CH2M HILL has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 3A occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report.

The findings of prior Phase I and II studies conducted between 1996 and 2001 indicated the presence of recognized environmental conditions not observed by CH2M HILL during our field reconnaissance. It may be that removal and or cleanup of the recognized environmental conditions has occurred. It is not clear from CH2M HILL efforts if those actions are fully complete in light of applicable environmental regulations. Therefore, we recommend that it be confirmed that cleanup was, in fact, completed in accordance with applicable regulations, otherwise, the conditions identified in the prior studies should be regarded as current recognized environmental conditions.

The recognized environmental conditions identified at Parcel 3A from onsite sources are as follows:

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- **Former drum storage.** Four drums were identified in the Enviros (1996) report. One contained chain oil and three had unknown contents. These drums were not observed during the CH2M HILL site visit.
- **Stockpiles of debris.** The Farallon (2001a) report identified two stockpiles of debris, one of which had adjacent soil staining. During our site visit, a debris stockpile was located in an area that appears to correspond to the area shown in the Farallon report.
- **Shed.** A small wooden-floored shed observed during our site reconnaissance and by previous investigators contained 3-to 5-gallon containers that may have held hazardous substances. The floor and soil outside the shed are oil stained.
- **Septic tank, drainfield, and UST.** During the interview, the owner's representative indicated that a septic tank and UST were removed from the site. Their former locations are unknown, but because of the likelihood that hazardous liquids from historical site practices may have been placed in the tanks, their former locations as well as the septic drain field are recognized environmental conditions.

Adjacent properties to Parcel 3A include the Northshore School District 417 property (Parcel 2), BNSF Railroad, Opus Northwest LLC property (Parcel 4), Stockpot Soups, and Route 9. No readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 3A were observed during this Phase I effort. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. However, the following site located in the surrounding area (i.e., within the ASTM-specified search distance of Route 9 site) represents an offsite recognized environmental condition in connection with Parcel 3A:

• **Bobby Wolford Trucking & Salvage**. Bobby Wolford Trucking & Salvage is located between ¼ mile to 1/2 upgradient of Parcel 3A. It has documented releases of hazardous substances to the soil and/or groundwater. Insufficient information on this site was available to assess whether groundwater may have been impacted by this release. Because the site is still active in Ecology's database, it is considered as an offsite recognized environmental condition.

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SECTION 8

Parcel 3B — Woodinville North/Echelbarger Co.

Parcel 3B, the Woodinville North/Echelbarger Co. property, is located at 22701 State Route 9, Woodinville, Washington. The Woodinville North/Echelbarger Co. property consists of Snohomish County tax parcel identification No. 270526003032. Parcel 3B is rectangular in shape and encompasses an area of approximately 8.8 acres. It is currently vacant. A site map of Parcel 3B, based on our site reconnaissance, is provided on Figure 8-1.

8.1 Site Location

Parcel 3B is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The parcel is located in a light industrial manufacturing zone within the proposed Brightwater Wastewater Treatment Plant Route 9 (Route 9) site. Parcel 3B is bordered by the OPUS Northwest property (Parcel 4) to the west, Stockpot Soup to the north, and Burlington Northern Railroad to the east. To the south of Parcel 3B are Kenneth Crane/Rushent Sales (Parcel 7), Cliff English/Active Excavator Rentals/Best Auto Repair (Parcel 8), and Kennedy-Evergreen Holdings/Evergreen Utility Contractors (Parcel 10). The general location of Parcel 3B is shown on Figure 1-1. A plan view of the local area surrounding the parcel is presented on Figure 1-2.

8.2 Historical Information

8.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximate 5-year intervals from 1970 through 2002. Parcel 3B at 22701 State Route 9 was not listed in any of the Cole's Criss Cross City Directories reviewed.

8.2.2 Aerial Photographs

In the 1947 aerial photo, Parcel 3B appears undeveloped and wooded. In the 1952 photo, no changes were visible compared with the 1947 photo. In the 1967 photo, a road has been cut through the trees in the northeast site corner. In the 1977 photo, a wide road cuts across the center of the Parcel 3B from east to west. A building is visible along the south property border, with a smaller road/driveway connecting to the wide road to the north. In the 1985 photo, it appears that development has occurred around the building in the south. What appear to be vehicles/containers/materials are present around the building. In the 1990 photo, there appear to be three distinct equipment or facility yards at the site. Three buildings are located in the southern portion of the site and appear to be surrounded by vehicles and/or equipment. What appear to be three portable trailers are located along the north border of the site. In the 2000 photo, the property appears entirely vacant and covered by grass, dirt or gravel.

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8.2.3 Summary of Site Historical Review

Table 8-1 summarizes Parcel 3B features and site history from the 1940s to the present using information gathered from aerial photos, interviews, Ecology records, state permits, and city directories. More detailed information regarding site features and uses listed in Table 8-1 can be found in Sections 6.2.2, 6.3, and 6.4.5, and Appendix A.

TABLE 8-1
Summary of Parcel 3B Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940			Unknown	NI
1940	1947	Wooded	Undeveloped	AP
1950	1952	No visible change to site compared with 1947 photo		AP
1960	1967	Road cut through trees in northeast part of site		AP
1970	1977	Road appears through site center; building observed in south part of site		AP
1980	1985	Vehicles/containers/materials have appeared in area around building		AP
1990	1990	Three storage yards; three buildings at south of site; three portable trailers along north site border		AP
2000	2000	Site appears entirely vacant and covered by grass, dirt or gravel	Vacant	AP, SR
		Grass covered mound present in southeast site corner	Mound may be soil from Universal/Land Construction Company 1991 clean-up	SR, ER

^{*}AP=aerial photo; SR=site reconnaissance; ER=ecology records; NI=no information available

8.2.4 Adjacent Properties Historical Review

To the north of the Parcel 3B is Stockpot Soups. To the west of the Parcel 3B is OPUS Northwest (Parcel 4), an office park. To the southwest of Parcel 3B are Lydig Contruction (Parcel 6), an equipment storage yard, and Rushent Sales (Parcel 7), an auto detailing and fleet vehicle storage business. To the south of Parcel 3B are Active Excavators and Best Auto Repair (Parcel 8), excavating equipment storage and auto repair businesses, respectively. Also to the south of Parcel 3B is Evergreen Utility Contractors (Parcel 10), a utility installation company. To the east of the property are the BNSF Railroad tracks and SR 522.

Table 8-2 summarizes adjacent property site features, using information gathered from aerial photos, interviews, ecology records, a cursory adjacent site reconnaissance, and city directories.

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TABLE 8-2
Summary of Parcel 3B Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Stockpot Soups	Soup manufacturing	Building, parking lot	AP
West	OPUS Northwest	Office park	Building, parking lot, vacant to S	SR, AP
Southwest	Lydig Construction	Construction equip. storage yard	Shipping containers, portable offices	SR, AP
	Rushent Sales	Auto detailing, storage	2 buildings, vehicles	SR, AP
South	Active Excavators, Best Auto Repair (Parcel 8)	Equip. storage yard, auto garage	2 buildings	SR, AP
	Evergreen Utility Contractors (Parcel 10)	Conduit and utility vehicle storage	Vehilcles, materials	SR, AP
East	Railroad, vacant land, State Route 522		Railroad tracks, woods, highway	SR, AP
Northeast		Development or construction	Orange plastic highway marker cones, wooden crates	SR, AP

^{*}AP=aerial photo: SR = site reconnaissance

8.3 Results of Site Reconnaissance and Interviews

8.3.1 Site Reconnaissance

On January 13, 2003, a CH2M HILL representative visited Parcel 3B to conduct a site reconnaissance. The parcel was accessed via a gravel driveway that extended eastward from 228th Street. The parcel is vacant, covered by dirt and grass. What appeared to be tire tracks circled the property center. Parcel 3B appeared to be poorly drained as evidenced by mud and standing water present throughout. In general, Parcel 3B appears to be the location of improper and clandestine waste disposal as discussed below.

Several dented, plastic 55-gallon drums, plastic buckets, and wood were observed in the brush next adjacent to an approximately 10-foot-high retaining wall along the south property border. Near the southeast property corner, a crushed, corrugated plastic hose and metal debris were observed. An approximately 20-foot-high grass-covered mound is present in the southeast property corner. The mound is covered by grass, saplings, and blackberry brambles. Two cement blocks (approximately 3 x 2 x 6 feet) were present in the southeast corner. It appears that surface water may drain onto Parcel 3B in the southeast property corner, as evidenced by a dry watercourse present on the hillslope. To the west of the knoll some metal hose (about 1 inch diameter) was coiled and several 5-gallon "Olympic" brand sealant containers (which appeared to have collected rainwater) were present.

Along the east property border a manhole cover was observed where 228th Street Creek enters a culvert and is piped to the northwest property corner. A second manhole cover was

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observed in the northwest site corner. Two utility pipes were present along the north property border: a metal pipe labeled "water" and the other, a PVC pipe about 3 inches in diameter, was unlabeled. The northwest site corner was occupied by about 20 old tires, concrete blocks, and an empty 55-gallon drum. The west border of Parcel 3B is terraced about 10 feet above the adjacent sidewalk. In the rock terrace adjacent to the sidewalk, what appeared to be an electrical utility box was present. A third manhole cover was observed along the west property border. What appeared to be a large retention pond (about 20 feet by 20 feet) occupied the southwest site corner. The retention pond contained water that appeared to be surface water drained from the site center via an aboveground plastic corrugated pipe. Adjacent to the retention pond was debris that appeared to have been illegally dumped: a couch, television, fax machine, and an aerosol spray can, which was labeled "glass cleaner."

On January 13, 2003, a CH2M HILL representative conducted site reconnaissance of the noncontiguous portion of Parcel 3B that is located east of the railroad tracks and west of State Route 522. This portion of the property slopes steeply up toward the east. It is covered by woods and appeared vacant and undeveloped. In the northeast corner of this portion of Parcel 3B, at the top of the steep embankment to the east, was what appeared to be wooden crates and orange plastic highway cones. The materials may be present due to littering, possibly from the adjacent property. Visual reconnaissance from a dirt road just west of SR 522 appeared to indicate that the adjacent tenant to the northeast portion of Parcel 3B is a construction company.

8.3.2 Interviews

On January 14, 2003, Kathi Thompson of the Pharos Corporation interviewed Jeff Triber, an engineer with Lowell Sutherland. Lowell Sutherland represents the Echelbarger Co., property owner for Parcels 3A and 3B. According to Mr. Triber, Parcels 3A and 3B were purchased in 1997 and are currently vacant. Prior to 1997, Al Zahnow and Jerry Bold (property owners at the time) leased the property for use as a construction yard, office, and for concrete pipe storage. One septic tank and one UST have reportedly been removed from the site. To his knowledge there are no septic tanks, USTs, or ASTs present on Parcels 3A and 3B.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recorded incidents of fire or hazardous material spills in the vicinity. No reply was received.

8.4 Results of Environmental Records Review

8.4.1 Confirmed or Suspected Contaminated Sites

A total of fourteen sites within the ASTM-specified search distances of Parcel 3B were identified as confirmed or suspected contaminated sites (see Section 4.1). The names, addresses, and groundwater gradients with respect to the Route 9 Site for the identified confirmed or suspected contaminated sites are listed in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 3B was not identified as a confirmed or suspected contaminated site.

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Bobby Wolford Trucking & Salvage, located approximately 1/2 mile upgradient of Parcel 3B, could have an adverse impact to Parcel 3A due to its proximity to Parcel 3B. Other than sites (parcels) located within the Route 9 site, all of the other sites listed in Table 4-3 are either downgradient or are greater than 1-mile away from Parcel 3B.

8.4.2 Other Listed Sites

A total of thirteen sites within the ASTM-specified search distances of Parcel 3B were identified as sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2). The site names, addresses, locations, and groundwater gradients with respect to the Route 9 Site are listed in Table 4-3.

Universal/Land Construction Company, a former tenant of Parcel 3B, was listed as having had a UST. This UST reportedly contained unleaded gasoline and was reportedly removed. The capacity of this UST and its removal date were not reported.

8.4.3 Environmental Reports Provided by King County

Five environmental reports were prepared from 1996 through 2000 that documented previous investigations conducted by current and previous Parcel 3B owners. These reports were provided to King County who transferred them to CH2M HILL for the current Phase 1 ESA of the Brightwater SR 9 project area. These reports were separate and earlier Phase 1 and 2 ESAs, a MTCA voluntary assessment and cleanup reprt, and an UST removal report. The reports document all or parts of the following properties:

- Woodinville North/Echelbarger Co. (Parcels 3A and 3B) property
- OPUS Northwest property (Parcel 4)
- Stockpot Soup's property adjacent to OPUS on the northeast

These reports contain information about several of the Brightwater SR 9 project area parcels including findings of recognized environmental conditions within Parcel 3B. The recognized environmental conditions identified in these reports could not be corroborated by CH2MHILL in this, current Phase 1 ESA suggesting that some or part of them may have been addressed. It is important to note that the information presented in the five reports is not consistent between reports. Two reports prepared by the same company (Farallon) within one month of each other present internally conflicting information; however, there is no explanation or attempt to reconcile apparent conflicts. In addition, Farallon's interpretation of the earlier Enviros (1996) report changes from their first to second report. Graphics in the three reports show different locations of site features with respect to parcel boundaries. For the purposes of interpreting former locations of features and recognized environmental conditions for this report, CH2M HILL refers to graphics presented in the latest report by Farallon (2001b).

Annotated information from the earlier reports describing the recognized environmental conditions and other pertinent information is summarized below.

Final Report, Phase I and II Environmental Site Assessment of The Property Located at 22701 Highway 9 South, Woodinville, Washington, August 29, 1996 (Enviros).

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This report was prepared for Lovell-Sauerland & Associates for tax parcel number 262705-3-009-0009. It appears to correspond to current tax parcel numbers 262705-3-032-00, 262705-3-035-00, and 262705-3-008-00, which includes Parcels 3A, 3B, and 4 of the Route 9 site as well as adjacent property occupied by Stockpot Soup. This assumption is based on graphics in this report and a later report (Farallon, 2001a; see below) and on other information provided in the report text. The report states this is a 36-acre parcel, but copies of the tax records in the report appendix show it to be a 16-acre parcel.

According to the report, the following businesses operated on the site in June 1996:

- Democon, a demolition contractor where wood and concrete debris were stored
- BDZ and BSI, two companies that stored construction materials and equipment, operated two construction equipment maintenance shops, and had offices
- Universal Land, a concrete casting company that operated a small concrete batch plant and stored materials and equipment
- Mints Portable Toilets, a portable toilet storage and maintenance area. Chemicals for cleaning and use in the toilets were stored on site.
- Creekside Equipment Rentals, a construction equipment storage and construction equipment maintenance business.

In addition to the above-listed businesses, the report identifies other improvements and structures on the site in 1996 that were not necessarily affiliated with any of the above businesses. These included a covered drum storage area, roads, a ballfield, and another area where two drums and an earth scraper were observed.

The report identified 42 drums and 24 aboveground storage tanks located throughout the property as recognized environmental conditions. An inventory of the drums and ASTs was provided in the report. Those drums and ASTs that were inventoried by Enviros in 1996 and, based on information provided in the report, likely would have been located on Parcel 3B, are listed below. Soil staining observed in the vicinity of some of the drums and tanks as well as settling ponds on the Universal Land site also were identified as recognized environmental conditions. Four USTs were removed from the site in 1991; a copy of the report submitted for the UST decommissioning is included as an appendix to this report (Bison, 1991). Possible USTs from site residences that predate the business operations were identified as potential recognized environmental conditions. Fluorescent light ballasts in light fixtures inside structures were also identified as recognized environmental conditions.

Shallow soil samples were collected and analyzed for the Phase I and II investigations. A total of 16 samples from the upper 2 feet of soil were obtained. All samples were analyzed for TPH and selected samples were also analyzed for BETX and metals. Building materials were sampled and analyzed for lead or asbestos. Concentrations of TPH detected in soils ranged from 470 mg/kg (ppm) to 200,000 mg/kg (2% by weight). Based on the results of the testing, the report estimated that approximately 3,041 cubic yards of petroleum-contaminated soil covering an area of over 50,000 square feet to a depth of 2 feet required remediation in order to meet MTCA cleanup standards. The report also stated that the contamination was caused by use and leaks of petroleum hydrocarbons. The report

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recommended cleaning and removal of all drums and ASTs. Areas targeted for remediation included portions of the BDZ/BSI construction equipment storage yard, the Creekside Equipment Rentals storage yard, the Mints Portable toilet site, and the Democon equipment storage yard. Groundwater was not mentioned in the report.

Based on the graphics shown in the Enviros report and other information reviewed, Parcel 3B appears to have included the Universal Land concrete production facility and portions of the BDZ and BSI yard. Two soil samples obtained during this Phase 1 effort and nine samples obtained during the Phase II effort appeared to have been located on Parcel 3B. Drums and ASTs inventoried by Enviros that appear to have been on Parcel 3B include a 10,000-gallon and a 500-gallon diesel AST; a 500-gallon oil AST; three 1,000-gallon empty ASTs; 11 waste oil drums; two antifreeze drums; and 2 empty drums. Enviros estimated that approximately 2,008 cubic yards of soil covering over 27,000 square foot to a depth of 2 feet required remediation of petroleum contamination.

Site Assessment and Remediation, Voluntary Cleanup Program, BDZ Development, 22701 Highway 9 South, Woodinville, Washington, November 12, 1997 (AGRA Earth & Environmental)

This report presents the results of a subsurface investigation and remediation of soil and an investigation of groundwater performed at the same site and facilities as discussed above in the Enviros (1996) Phase 1 and 2 report. However, the report references only the 1991 Bison report on decommissioning and remediation of four USTs and specifically states that this is the only other environmental report for the subject property. It does not reference the Enviros (1996) report and does not appear to address the remediation objectives identified in the Enviros report. Instead, the Agra report documents additional investigation and sampling conducted within AST areas, drum storage areas, and the concrete production area.

A site plan shows the same businesses as identified in the Enviros report and shows a similar layout for some of the site features. Based on graphical and tabular presentations of data presented in the Agra report, soil and groundwater was sampled from three general areas:

- 1. The BDZ maintenance shop area (in the vicinity of ASTs), a drum storage area, and other areas in the BDZ work yard (seven direct push boring locations)
- 2. The Universal Land concrete casting area (2 borings); and
- 3. The former Creekside Equipment Rentals drum storage and AST locations (three borings).

The first two of these three areas were located in Parcel 3B. One sample from a depth of 4 feet from each boring was submitted for testing. All samples were analyzed for TPH. Four samples were analyzed for volatile organic compounds and one sample was tested for lead, cadmium, and chromium. With one exception (a sample from the Universal Land site) all of the tested constituents, were reported as 'not detected' or were detected at concentrations less than applicable cleanup standards. The report stated that oil and diesel were detected in the vicinity of a diesel AST and concrete form spraying area. Approximately 67 tons of petroleum-contaminated soil was excavated and transported off site for treatment by

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thermal desorption. Six samples were obtained from the base and sidewalls of the remedial excavation to confirm removal of soil above cleanup standards.

Two groundwater samples obtained from geoprobe borings at the time of drilling (i.e. – monitoring wells were not installed) were tested for TPH and BETX and one sample was also tested for volatile organics. Concentrations of BETX compounds were detected in the groundwater but reportedly at concentrations less than applicable cleanup standards. Groundwater was encountered at a depth of about 2 feet below ground in one of the borings and at about 5 to 6 feet in a second boring from which samples were obtained. In the remaining borings, groundwater was encountered at depths ranging from 0 to 4.5 feet below ground and some borings that extended to 6 feet below ground did not encounter groundwater.

This report also states that petroleum-contaminated soil removed in 1991 was remediated on site until below state cleanup levels, according to Bison. Documentation is not provided.

This report includes a March 19, 1998 letter from Ecology Toxics Cleanup Program providing a No Further Action determination with respect to the release identified in the AGRA, 1997 report. This includes only the remediation conducted in the vicinity of the diesel AST at Universal Land.

Phase I Environmental Site Assessment, Woodinville 522, 22701 Highway 9 South, Woodinville, Washington. August 6, 2001 (Farallon Consulting).

Farallon conducted a Phase I investigation for OPUS Northwest LLC who was considering purchase of property that is located in the SR 9 Brightwater site. The area covered by the Farallon report appears to include much of the area covered by the Enviros (1996) report, based on graphics presented in the reports. OPUS eventually purchased only a portion of the property, identified as lots 3 and 4 in the Farallon report, and the remainder, lots 2 and 5, were retained by the site owner, Woodinville One. Parcel 3B corresponds to lot 2 in Farallon's report. Farallon report also indicates that a portion of the property reviewed in the Enviros (1996) and Agra Earth & Environmental (1997) reports is the currently developed Stockpot Soups property. Farallon identified the following recognized environmental conditions in its Phase I Report:

- Six drums on lot 2
- An area of stressed vegetation on lot 2
- Rock and soil stockpiles with soil staining on all lots
- Fill material and debris on the eastern portion of lot 2
- A drum storage area on adjacent property to the south
- Transformer components stored on adjacent property to the south
- The historical presence of ASTs on lot 5
- Paint and other products present in a shed on lot 5
- TPH (similar to that identified in previous reports).

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Farallon reviewed the 1996 Enviros report and presented a summary in their 2001 Phase I report. They also reported new information about work that had taken place at the site since the 1996 Enviros report. The review of the 1996 Enviros Report presented by Farallon discusses only three of the 16 soil samples analyzed by Enviros. The areas of surface soil staining that Enviros recommended for remediation are not presented (although the report is included as an appendix). The Farallon report describes grading and filling that had taken place on the site since preparation of the Enviros report. Grading appears to have taken place at least one of the areas of surface contamination identified by Enviros. In addition, the settling ponds related to the Universal Land operations (located on the Stockpot Soups property) had been filled, according to Farallon.

Parcel 3B corresponds to Lot 2 of Farallon's report, based on Figure 3 (Farallon, 2001a). Recognized environmental conditions on lot 2 that Farallon identified include three small areas of stained soil, an empty drum with an area of stressed vegetation, a soil stockpile, a detention pond, and a large area of standing water.

Farallon recommended further investigation related to the identified recognized environmental conditions.

Revised Final Phase II Subsurface Investigation, Woodinville 522 Lots 3 & 4, 22701 Highway 9 SE, Woodinville, Washington. August 20, 2001 (Farallon Consulting).

Farallon conducted soil sampling for the recognized environmental conditions identified on lots 3 and 4 that were purchased by OPUS. Recognized environmental conditions identified in the Phase I investigation were not addressed in this report. The Phase II work consisted of obtaining composite samples from stockpiled soil on the site. Samples were analyzed for petroleum hydrocarbons and metals. Analytical results indicated the samples contained low levels of heavy oil hydrocarbons, ranging up to 140 mg/kg, and barium, chromium and lead one to two orders of magnitude below MTCA Method A cleanup levels. The report concluded that analytical results designate the soils as "Class 2" for end uses defined in Ecology's *Guidance for Remediation of Petroleum Contaminated Soils* (1995). Class 2 soils may be used on site for fill material in areas not adjacent to wetlands, surface water, groundwater or drinking water wells. The final disposition of the soil is not described in the report.

8.5 Summary of Findings and Conclusions

CH2M HILL has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 3B occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report.

This Phase I ESA has revealed recognized environmental conditions in connection with Parcel 3B. The identification of recognized environmental conditions at Parcel 3B is based on information provided by the sources referenced in preceding sections of this report.

One source of information was environmental reports prepared by others conducted between 1996 and 2001. The findings of these Phase I and II reports indicated the presence of recognized environmental conditions not observed by CH2M HILL during our field effort. It may be that following the earlier Phase I and II reports, removal and or cleanup of

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the recognized environmental conditions has occurred. It is not clear based on the scope completed by CH2M HILL if those actions are fully complete with respect to applicable environmental regulations.

The recognized environmental conditions identified at Parcel 3B are listed below:

- Underground storage tanks. Four USTs were removed from the site in 1991. A small
 amount of petroleum-contaminated soil (300 cubic yards) was removed from the UST
 excavation and reportedly was treated on site. Documentation of the treatment,
 including confirmation sampling results, was not provided. Groundwater was not
 encountered in the excavation and was not tested for possible impacts from the USTrelated soil contamination.
- Debris and drums. Current and recent observations of the site document debris in several locations including drums, tires, and containers that could have contained hazardous substances.
- **Grass-covered mound.** A grass-covered mound of soil observed in the southeast property corner may include imported fill material or other suspect soil.
- **Surface water sediment.** A large pond in the southwest corner that apparently receives stormwater from the site may contain sediments with residues of substances from historical industrial site use.
- **Septic tank**, **drainfield**, **and UST**. During the interview, the owner's representative indicated that a septic tank and UST have been removed from the site. The UST may have referred to one of those removed in 1991. The locations he was referring to are unknown but because of the likelihood that hazardous liquids from historical site practices may have been placed in the tanks, their former locations as well as the septic drain field are recognized environmental conditions.
- Previously identified recognized environmental conditions. Two previous Phase I reports identified recognized environmental conditions that, unless the owner can provide documentation that they were addressed, remain as recognized environmental conditions. Soil identified by Enviros (1996) that required remediation included approximately 2,000 cubic yards from the upper 2 feet of portions of parcel 3B. The presence of drums, debris, and other miscellaneous waste identified in the 2001 Phase I report by Farallon still were present at the time of the CH2M HILL site visit.

Adjacent properties to Parcel 3B include Opus Northwest LLC (Parcel 4), Burlington Northern Railroad, Stockpot Soups, Kenneth Crane/Rushent Sales (Parcel 7), Active Excavator and Best Auto Repair (Parcel 8), and Evergreen Utility Contractors (Parcel 10). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. However, the following site located in the surrounding area (i.e., within the ASTM approximate search distance of Route 9 site) represents an offsite recognized environmental condition in connection with Parcel 3B:

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• Bobby Wolford Trucking & Salvage. Bobby Wolford Trucking & Salvage is located approximately ¼ mile upgradient of Parcel 3B. It has documented releases of hazardous substances to the soil and/or groundwater. Insufficient information on this site was available to assess whether groundwater may have been impacted by this release. Because the site is still active in Ecology's database, it is considered as an offsite recognized environmental condition.

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Parcel 4 — OPUS Northwest LLC

Parcel 4, the OPUS Northwest LLC property, consists of Snohomish County tax parcels # 270526003033 and 270526003034. Parcel 4 is rectangular in shape and encompasses an area of approximately 9.3 acres. Parcel 4 is currently developed with an office building and parking lot occupying the northern half of the site and a parking lot occupying the southern half of the site. A site map of Parcel 4, based on our site reconnaissance, is provided on Figure 9-1.

9.1 Site Location

Parcel 4 is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. Parcel 4 is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site.

Parcel 4 is bordered by SR 9 to the west. The Woodinville North/Echelbarger Co. properties (Parcel 3A and 3B) and Stockpot Soups property are located to the north and east. The Bear Creek Grange (Parcel 5) and Lydig Constructions (Parcel 6) properties are located to the south. The general location of Parcel 4 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 4 is presented on Figure 1-2.

9.2 Historical Information

9.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximate 5-year intervals from 1970 through 2002. Since Parcel 4 does not have an address, it is not listed in Cole's Criss Cross City Directories.

9.2.2 Aerial Photographs

In the 1947 aerial photo, a square building is observed in the northwest site corner, adjacent to a road. The property is covered by grass. In the 1952 photo, a smaller second building is present just to the south of the first building. In the 1967 photo, the property displays little change. In the 1977 photo, buildings have been removed and the site appears to be vacant. In the 1985 photo, several trails or paths cut through the south part of the site. In the 1990 photo, the east part of the property is occupied by what appears to be a baseball diamond. The western half appears covered by trees, grass, and paths. In the 2000 photo, the property appears vacant and covered by dirt or grass.

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9.2.3 Summary of Site Historical Review

Table 9-1 summarizes Parcel 4 features and site history from the 1940s to the present using information gathered from aerial photos, interviews, Ecology records, and city directories. More detailed information regarding site features and uses listed in Table 9-1 can be found in Sections 9.2.2, 9.3, and 9.4.5, and Appendix A.

TABLE 9-1
Summary of Parcel 4 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Grasses, vacant; trees visible in SE part of site		AP
1950	1952	2 stock ponds at S; hay bales; trees at SE corner; bldg at NW site corner surrounded by circular drive		АР
1960	1967	Stock ponds gone		AP
1970	1977	Trees visible around bldg; road runs E-W thru S part of site; trees in SE corner no longer present		AP
1980	1985	Same as 1977		AP
1990	1990	2 trailers in NE part of site; dirt road surrounds site		AP
2000	2000	Large bldg in N of site; paved area to south; bldg in NW site corner removed		AP

^{*}AP=aerial photo; NI=no information

9.2.4 Adjacent Properties Historical Review

A compilation of adjacent property site features, using information gathered from aerial photos, interviews, ecology records, adjacent site reconnaissance, and city directories (as applicable) is presented in Table 9-2.

TABLE 9-2
Summary of Parcel 4 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Woodinville North (Parcel 3A)	Vacant	Native growth protection area (wetlands) in northwest of site	SR, AP, INT
West	State Route 9	2 lane road		SR, AP
	Residences, warehouse	Residential area, storage building	Woods, houses, warehouse	SR, AP

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TABLE 9-2
Summary of Parcel 4 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
South	Bear Creek Grange; HMS Subtronics (Parcel 5)	Community meeting hall;electronics assembly company	2 buildings, paved parking	SR, AP
	Lydig Construction (Parcel 6)	Construction equipment storage	Shipping containers, portable offices	SR, AP
	Rushent Sales (Parcel 7)	Auto detailing, fleet vehicle service	2 buildings, 10's vehicles	SR, AP
Southeast, East	Woodinville North (Parcel 3B)	Vacant	Grassy mound in southeast of site, retention pond	SR, AP
Northeast	Stockpot Soups	Soup manufacturing	Building, parking lot	AP

^{*}AP=aerial photo; SR = site reconnaissance

9.3 Results of Site Reconnaissance and Interviews

9.3.1 Site Reconnaissance

On January 13, 2003, a CH2M HILL representative conducted a reconnaissance of the exterior only of Parcel 4. The northern half of the property is occupied by a large, 2-story office building and parking lot. The interior of the building was not observed during the reconnaissance. Information on the building occupancy is described below in section 4.2, Interviews. Viewed from outside through a building window, a portion of the building appeared to be unoccupied and a motor boat on a trailer was observed in the eastern portion of the ground floor.

General housekeeping at the site was neat. About 80% of the property is occupied by the office building and paving and the remaining 20% is covered by grass. A fence and rockery line the eastern property edge that borders Stockpot Soups. The top of the rockery is approximately 12 feet above the parking lot. There is pavement surrounding the storm drain at the northeast corner of the office building that was lightly stained. Runoff to the storm drain appears to come from a pipe located in the rockery about 20 feet to the east. South of the office building are two loading docks and two dumpsters. A large, vacant grassy area occupies the region just south of the loading area. A vent pipe/utility conduit was observed protruding from the west edge of the grassy hill located south of the loading docks. Along the east edge of the grassy area, standing pools of water were observed. To the south of the grassy area, a parking lot with fire hydrants and storm drains is located. The southwest portion of the property borders the Bear Creek Grange (Parcel 5). A concrete terrace about 15 feet high borders the north side of the Grange property (Parcel 5). A chain link fence, telephone poles, water mains, a portable trailer, and parking lot occupy the western border of the Parcel 4 site.

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9.3.2 Interviews

On January 14, 2003, Kathi Thompson, with Pharos Corporation, conducted an interview with Mr. Mike Ruhl, a representative of OPUS Northwest, reported that Parcel 4 was purchased from Woodinville North/Echelbarger Co. in August 2001 for development. According to Mr. Ruhl, the current office building on the north part of the property is used for "flex-technology" while the south part of the site is occupied by a finished unoccupied building pad. The current office building tenant, Quality Business Systems, occupies half of the office building and operates a business which services and distributes office machines, reported Mr. Ruhl. The other half of the office building stands vacant, according to Mr. Ruhl.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No reply was received.

9.4 Results of Environmental Records Review

9.4.1 Confirmed or Suspected Contaminated Sites

A total of 14 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 4 (see Section 4.1). The list of environmental databases searched is presented in Table 4-1. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 4 was not identified as a confirmed or suspected contaminated site.

Bobby Wolford Trucking & Salvage, located approximately ¼ to ½ mile upgradient of Parcel 4, could have an adverse impact to the parcel due to its proximity. The assumed groundwater flow direction indicates that the likelihood of the confirmed or suspected contaminated sites (other than those located within the Route 9 site) impacting Parcel 4 is minimal.

9.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 4 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3.

Parcel 4 was not identified as a site that reported uses, generates, or stores hazardous or potentially hazardous materials.

9.4.3 Environmental Reports Provided by King County

Five environmental reports were prepared from 1996 through 2000 that documented previous investigations conducted by current and previous Parcel 4 owners. These reports were provided to King County, which transferred them to CH2M HILL for the current Phase I ESAs of the Brightwater Route 9 site. These reports were separate from earlier Phase

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I and II ESAs, a MTCA voluntary assessment and cleanup report, and a UST removal report that investigated the Opus Northwest property (Parcel 4) and other nearby sites, including:

- Woodinville North/Echelbarger Co. (Parcels 3A and 3B) property, adjacent to OPUS on the north and east, respectively
- Stockpot Soups property adjacent to OPUS on the northeast

These reports contain information about several of the Brightwater Route 9 parcels, including findings of recognized environmental conditions within Parcel 4. The recognized environmental conditions identified in these reports could not be corroborated by CH2M HILL in this current Phase I ESA, suggesting that some or part of them may have been addressed. It is important to note that the information presented in the five reports is not consistent between reports. Two reports prepared by the same company (Farallon) within 1 month of each other present internally conflicting information; however, there is no explanation or attempt to reconcile apparent conflicts. In addition, Farallon's interpretation of the earlier Enviros (1996) report changes from their first to second report. Graphics in the three reports show different locations of site features with respect to parcel boundaries. For the purposes of interpreting former locations of features and recognized environmental conditions for this report, CH2M HILL refers to graphics presented in the latest report by Farallon (2001b).

Annotated information from the earlier reports describing the recognized environmental conditions and other pertinent information is summarized below.

Final Report, Phase I and II Environmental Site Assessment of The Property Located at 22701 Highway 9 South, Woodinville, Washington, August 29, 1996 (Enviros).

This report was prepared for Lovell-Sauerland & Associates for tax parcel number 262705-3-009-0009. It appears to correspond to current tax parcel numbers 262705-3-032-00, 262705-3-035-00, and 262705-3-008-00, which includes Parcels 3A, 3B, and 4 of the Route 9 site as well as adjacent property occupied by Stockpot Soups. This assumption is based on graphics in this report and a later report (Farallon, 2001a; see below) and on other information provided in the report text. The report narrative states this is a 36-acre parcel, but copies of the tax records in the report appendix show it to be a 16-acre parcel.

According to the report, the following businesses operated on the site in June 1996:

- Democon, a demolition contractor where wood and concrete debris were stored
- BDZ and BSI, two companies that stored construction materials and equipment, operated two construction equipment maintenance shops, and had offices
- Universal Land, a concrete casting company that operated a small concrete batch plant and stored materials and equipment
- Mints Portable Toilets, a portable toilet storage and maintenance area. Chemicals for cleaning and use in the toilets were stored on site.
- Creekside Equipment Rentals, a construction equipment storage and construction equipment maintenance business.

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In addition to the above-listed businesses, the report identifies other improvements and structures on the site in 1996 that were not necessarily affiliated with any of the above businesses. These included a covered drum storage area, roads, a ballfield, and another area where two drums and an earth scraper were observed.

The report identified 42 drums and 24 aboveground storage tanks located throughout the property as recognized environmental conditions. An inventory of the drums and ASTs was provided in the report. Those drums and ASTs that were inventoried by Enviros in 1996 and, based on information provided in the report, likely would have been located on Parcel 3A, are listed below. Soil staining observed in the vicinity of some of the drums and tanks as well as settling ponds on the Universal Land site also were identified as recognized environmental conditions. Four USTs were removed from the site in 1991; a copy of the report submitted for the UST decommissioning is included as an appendix to this report (Bison, 1991). Possible USTs from site residences that predate the business operations were identified as potential recognized environmental conditions. Fluorescent light ballasts in light fixtures inside structures were also identified as recognized environmental conditions.

Shallow soil samples were collected and analyzed for the Phase I and II investigations. A total of 16 samples from the upper 2 feet of soil were obtained. All samples were analyzed for TPH and selected samples were also analyzed for BETX and metals. Building materials were sampled and analyzed for lead or asbestos. Concentrations of TPH detected in soils ranged from 470 mg/kg (ppm) to 200,000 mg/kg (2% by weight). Based on the results of the testing, the report estimated that approximately 3,041 cubic yards of petroleum-contaminated soil covering an area of over 50,000 square feet to a depth of 2 feet required remediation in order to meet MTCA cleanup standards. The report also stated that the contamination was caused by use and leaks of petroleum hydrocarbons. The report recommended cleaning and removal of all drums and ASTs. Areas targeted for remediation included portions of the BDZ/BSI construction equipment storage yard, the Creekside Equipment Rentals storage yard, the Mints Portable toilet site, and the Democon equipment storage yard. Groundwater was not mentioned in the report.

The Democon yard, Creekside Equipment Rentals, and portions of the former BDZ and BSI yards where pipe and equipment were stored were located on Parcel 4 as reported by Enviros; however, the interpretation of the location of these features is based on a graphic presented in the Farallon (2001b) report, further described below. Recognized environmental conditions identified by Enviros associated with these areas include the following:

Enviros reported nine ASTs ranging in size from 200 to 700 gallons were stored in the Democon and Creekside Equipment Rentals areas. Most were empty but one reportedly contained waste oil and the contents of another were unknown. Ten 55-gallon drums were reported, one of which contained chain oil, and the remainder either were empty or had unknown contents. One area of soil staining covering 12,000 square feet was identified by Enviros as requiring remediation. The sample taken from the area had a concentration of 3,200 mg/kg TPH.

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Site Assessment and Remediation, Voluntary Cleanup Program, BDZ Development, 22701 Highway 9 South, Woodinville, Washington, November 12, 1997 (Agra Earth & Environmental)

This report presents the results of a subsurface investigation and remediation of soil and an investigation of groundwater performed at the same site and facilities as discussed above in the Enviros (1996) Phase I and II report. However, the report references only the 1991 Bison report on decommissioning and remediation of four USTs and specifically states that this is the only other environmental report for the subject property. It does not reference the Enviros (1996) report and does not appear to address the remediation objectives identified in the Enviros report. Instead, the Agra report documents additional investigation and sampling conducted within AST areas, drum storage areas, and the concrete production area.

A site plan shows the same businesses as identified in the Enviros report and shows a similar layout for some of the site features. Based on graphical and tabular presentations of data presented in the Agra report, soil and groundwater was sampled from three general areas:

- 1. The BDZ maintenance shop area (in the vicinity of ASTs), a drum storage area, and other areas in the BDZ work yard (seven direct push boring locations)
- 2. The Universal Land concrete casting area (two borings)
- 3. The former Creekside Equipment Rentals drum storage and AST locations (three borings)

The third area, the former Creekside Equipment Rentals area, was located on Parcel 4. One sample from a depth of 4 feet from each boring was submitted for testing. All samples were analyzed for TPH. Four samples were analyzed for volatile organic compounds and one sample was tested for lead, cadmium, and chromium. With one exception (a sample from the Universal Land site) all of the tested constituents, were reported as 'not detected' or were detected at concentrations less than applicable cleanup standards. The report stated that oil and diesel were detected in the vicinity of a diesel AST and concrete form spraying area. Approximately 67 tons of petroleum-contaminated soil was excavated and transported off site for treatment by thermal desorption. Six samples were obtained from the base and sidewalls of the remedial excavation to confirm removal of soil above cleanup standards.

Two groundwater samples obtained from geoprobe borings at the time of drilling (i.e., monitoring wells were not installed) were tested for TPH and BETX and one sample was also tested for volatile organics. Concentrations of BETX compounds were detected in the groundwater but reportedly at concentrations less than applicable cleanup standards. Groundwater was encountered at a depth of about 2 feet below ground in one of the borings and at about 5 to 6 feet in a second boring from which samples were obtained. In the remaining borings, groundwater was encountered at depths ranging from 0 to 4.5 feet below ground and some borings that extended to 6 feet below ground did not encounter groundwater.

This report also states that petroleum-contaminated soil removed in 1991 was remediated on site until below state cleanup levels, according to Bison. Documentation is not provided.

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This report includes a March 19, 1998 letter from Ecology Toxics Cleanup Program providing a no further action determination with respect to the release identified in the Agra Earth & Environmental (1997) report. This includes only the remediation conducted in the vicinity of the diesel AST at Universal Land.

Phase I Environmental Site Assessment, Woodinville 522, 22701 Highway 9 South, Woodinville, Washington. August 6, 2001 (Farallon Consulting, 2001a).

Farallon conducted a Phase I investigation for OPUS Northwest LLC who was considering purchase of property that is located in the SR 9 Brightwater site. The area covered by the Farallon report appears to include much of the area covered by the Enviros (1996) report, based on graphics presented in the reports. OPUS eventually purchased only a portion of the property, identified as lots 3 and 4 in the Farallon report, and the remainder, lots 2 and 5, were retained by the site owner, Woodinville North. Parcel 3B corresponds to lot 2 in Farallon's report. Graphics presented in the Farallon report also indicate that a portion of the property reviewed in the Enviros (1996) and Agra Earth & Environmental (1997) reports is the currently developed Stockpot Soups property. Farallon identified the following recognized environmental conditions in its Phase I report:

- Six drums on lot 2
- An area of stressed vegetation on lot 2
- Rock and soil stockpiles with soil staining on all lots
- Fill material and debris on the eastern portion of lot 2
- A drum storage area on adjacent property to the south
- Transformer components stored on adjacent property to the south
- The historical presence of ASTs on lot 5
- Paint and other products present in a shed on lot 5
- The results of previous environmental reports indicating concentrations of TPH above regulatory cleanup levels

Farallon reviewed the 1996 Enviros report and presented a summary in its 2001 Phase I report. They also reported new information about work that had taken place at the site since the 1996 Enviros report. The review of the 1996 Enviros report presented by Farallon discusses only 3 of the 16 soil samples analyzed by Enviros. The areas of surface soil staining that Enviros recommended for remediation are not presented (although the report is included as an appendix). The Farallon report describes grading and filling that had taken place on the site since preparation of the Enviros report. Grading appears to have taken place at least one of the areas of surface contamination identified by Enviros. In addition, the settling ponds related to the Universal Land operations (located on the Stockpot Soups property) had been filled, according to Farallon.

Parcel 4 corresponds to lots 3 and 4 in the Farallon report. The only recognized environmental condition identified by Farallon was a large soil and debris stockpile.

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Farallon recommended further investigation related to the identified recognized environmental conditions.

Revised Final Phase II Subsurface Investigation, Woodinville 522 Lots 3 & 4, 22701 Highway 9 SE, Woodinville, Washington. August 20, 2001 (Farallon Consulting, 2001b).

Farallon conducted soil sampling for the recognized environmental conditions identified on lots 3 and 4 that were purchased by OPUS. It is important to note that the graphics in this report depict site features in different locations than presented in the August 2001 report. The Phase II work consisted of obtaining composite samples from stockpiled soil on the site. Samples were analyzed for petroleum hydrocarbons and metals. Analytical results indicated the samples contained low levels of heavy oil hydrocarbons, ranging up to 140 mg/kg, and barium, chromium and lead one to two orders of magnitude below MTCA Method A cleanup levels. The report concluded that analytical results designate the soils as "Class 2" for end uses defined in Ecology's *Guidance for Remediation of Petroleum Contaminated Soils* (1995). Class 2 soils may be used on site for fill material in areas not adjacent to wetlands, surface water, groundwater or drinking water wells. The final disposition of the soil is not described in the report.

9.5 Summary of Findings and Conclusions

CH2M HILL has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 4 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed recognized environmental conditions in connection to Parcel 4. The identification of recognized environmental conditions is based on information provided by the sources referenced in preceding sections of this report.

One source of information was environmental reports prepared by others conducted between 1996 and 2001. The findings of these Phase I and II reports indicated the presence of recognized environmental conditions not observed by CH2M HILL during our field effort. It may be that following the earlier Phase I and II reports, removal and or cleanup of the recognized environmental conditions has occurred. It is not clear from CH2M HILL efforts if those actions are fully complete in light of applicable environmental regulations.

The recognized environmental conditions identified at Parcel 4 from onsite sources are as follows:

• **Previously identified recognized environmental conditions:** Drums, ASTs, and stained soils were identified on Parcel 4 in previous investigations. One area of soil staining covering 12,000 square feet estimated to contain 444 cubic yards was identified; the sample taken from the area had a TPH concentration of 3,200 mg/kg. No information was presented that these recognized environmental conditions were addressed.

Adjacent properties to Parcel 4 include Bear Creek Grange (Parcel 5), Lydig Constructions (Parcel 6), Woodinville North/Echelbarger Co. (Parcels 3A and 3B), Stockpot Soups, and SR 9. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified

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in their respective parcel sections and will likely be addressed on a site-wide basis by King County. However, the following site (located within the ASTM-specified search distance) represents an offsite recognized environmental condition in connection with Parcel 4:

• **Bobby Wolford Trucking & Salvage**. Bobby Wolford Trucking & Salvage is located approximately ¼ to ½ mile upgradient of Parcel 4. It has documented releases of hazardous substances to the soil and/or groundwater. Insufficient information on this site was available to assess whether groundwater may have been impacted by this release. Because the site is still active in Ecology's database, it is considered as an offsite recognized environmental condition.

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SECTION 10

Parcel 5 - Bear Creek Grange/HMS Subtronics

Parcel 5, the Bear Creek Grange/HMS Subtronics property, is located at 22705 State Route 9, Woodinville, Washington. Parcel 5 is roughly rectangular in shape and consists of Snohomish County tax parcels identification No. 270526003011 (Bear Creek Grange Building) and 270526003010 (surrounding property). A site map of Parcel 5, based on our site reconnaissance, is provided on Figure 10-1.

10.1 Site Location

Parcel 5 is located in the Southwest Quarter of Section 26, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. Parcel 5 is located in an area zoned for light industrial manufacturing and occupies a portion of the proposed Route 9 site. Parcel 5 is bordered by the OPUS property (Parcel 4) to the north, south and east, and SR 9 to the west. The general location of Parcel 5 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 5 is presented on Figure 1-2.

10.2 Historical Information

10.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The address 22705 State Route 9 was not listed in any of the Cole's Criss Cross City Directories reviewed.

10.2.2 Aerial Photographs

In the 1947 aerial photo, a small building is visible on the eastern half of the property. In the 1952 photo, little change occurred since 1947. In the 1952 photo, two features that resemble stock ponds are visible offsite to the northwest. In the 1967 photo, the ponds are gone and a second small building, just north of the Grange house, has appeared. In the 1977 photo, a road appears along the north property boundary. In the 1985 photo, the road along the south property border, 228th Street, has been extended eastwards. In the 1990 photo, it appears that a hedge or rockery (a dark, linear, broad feature) has been constructed along the north property border. In the 2000 photo, the adjacent properties to the north and northwest have been cleared. Little change is visible on the Parcel 5 property compared with the 1990 photo.

10.2.3 Summary of Site Historical Review

Table 10-1 presents a compilation of Parcel 5 features and site history from the 1940s to the present using information gathered from aerial photos, owner/tenant interviews, site reconnaissance, Ecology records, and city directories (if applicable).

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TABLE 10-1Summary of Parcel 5 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940	1932	Bear Creek Grange House moved to current location	Community meeting hall	INT
1940	1947	1 building on east part of site	Bear Creek Grange house	AP, INT
1950	1952	2 stock ponds visible offsite to northwest		AP
1960	1967	Ponds gone; new building on north part of site		AP
1970	1977	Road appears along north of site		AP
1980	1985 1989?	Road to south expanded Fire	 Kitchen fire in Grange house	AP INT
1990	1990	Hedge/rockery appears to north		AP
	1992	Cross Valley Water District water	Approximate year site begins to receive municipal water	INT
2000	2000	Adjacent properties to north, northwest are cleared		AP
	2002		HMS Subtronics is current tenant in north building	INT

^{*}AP=aerial photo; INT=interview; NI=no information available

10.2.4 Adjacent Properties Historical Review

To the north of the Parcel 5 is OPUS Northwest (Parcel 4). To the west of the property is State Route 9 and residences. To the south of the property is Lydig Construction (Parcel 6). To the east of the property is OPUS Northwest (Parcel 4).

Table 10-2 summarizes adjacent property site features using information gathered from aerial photos, owner/tenant interviews, Ecology records, a cursory adjacent site reconnaissance, and city directories (if applicable).

TABLE 10-2
Summary of Parcel 5 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	OPUS Northwest (Parcel 4)	Office Park	Building, parking lot	SR, AP
West	State Route 9 Residences	2 lane road, residential		SR, AP
South	Lydig Construction (Parcel 6)	Construction equipment storage	Shipping containers, portable offices	SR, AP
East	OPUS Northwest (Parcel 4)	Office Park	Building, parking lot	SR, AP

^{*}AP=aerial photo; SR = site reconnaissance

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10.3 Results of Site Reconnaissance and Interviews

10.3.1 Site Reconnaissance

On November 26, 2002 two representatives from CH2M HILL met with Dave Hulten, Grange Master, to conduct a site reconnaissance of the property. Parcel 5 appeared to be elevated above the street level by about one foot. Two buildings were observed on site, the Bear Creek Grange in the southeast and a small garage to the northeast. The western portion of the site is paved and used as a parking lot. According to interview information, the Grange house functions as a community meeting hall; the small garage to the north is occupied by HMS Subtronics, an electronics assembly company. The insides of both buildings and the basement of the Grange house were inspected during the reconnaissance visit. The basement of the Grange house is unoccupied, with the basement entrance from the south sidewalk. The basement is constructed of concrete floors and wooden support beams, and contains a pump which used to empty accumulated water, according to interview information. The basement walls and ceiling showed signs of a past fire in the northeast corner. The interior of the Grange was occupied by a meeting hall and kitchen. What appeared to be an old well was observed in the landscaped area adjacent to the west side of the Grange. According to interview information, the location of the former septic tank was just south of the Grange.

On the north side of the HMS Subtronics, discarded plastic spools that had contained rolls of electrical wiring were observed. A solid waste dumpster was observed just west of the HMS Subtronics building in the parking lot area. The inside of the HMS Subtronics building was divided into two sections: an office area and an assembly area. At the time of the visit, several workers were assembling electrical wiring. According to interview information, the electronics assembly completed on site is primarily for the interior panels of motor boats. Based on interview information, no soldering or chemicals are used to connect wiring in the HMS Subtronics operations.

10.3.2 Interviews

Dave Hulten, the Grange Master, was interviewed by two CH2M HILL representatives during the site reconnaissance visit on November 26, 2002 and in a follow-up telephone call on January 13, 2003. According to Mr. Hulten, the Grange occupies the old Grace schoolhouse which was moved to its current location at 22705 State Route 9 in 1932. Mr. Hulten believes the site was vacant before the Grange e was moved there. Mr. Hulten was not aware of any lead-based paint in the building but he said that if any was present, it has probably been coated with more recent latex-based paint. Mr. Hulten reported that at some point in the past, a fire had burned the center of the Grange and part of the basement.

Mr. Hulten reported that the Bear Creek Grange building and HMS Subtronics building are currently heated by natural gas, although they both used to be heated by an oil furnace and propane heating systems. Mr. Hulten stated that drinking water is currently supplied by Cross Valley Water District, as it has been for the last 10 years. Prior to that, a well was used to obtain drinking water. It is not known if this well has been properly decommissioned. According to Mr. Hulten, in 1998 when the municipal sewer was connected to the site, Parcel 5 was regraded and the parking lot was paved. Prior to paving

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the parking lot, fill dirt was brought in from the adjacent site (Parcel 4), although Mr. Hulten was not aware of the total quantity. According to Mr. Hulten, BDZ was the contractor that brought in the fill dirt. Mr. Hulten was not aware of any prior environmental or geotechnical investigations conducted on the Parcel 5. He did not indicate that he was aware of the environmental investigations conducted on Parcel 4, the source of the fill material imported in 1998. The location of the former septic tank was just south of the Grange building; the tank was damaged and removed during the construction of the 228th Street extension, according to Mr. Hulten. It is not known where the associated septic drainfield was located.

HMS Subtronics, an electronics assembly business, is located in the smaller building to the north on Parcel 5. According to Mr. Hulten, HMS Subtronics assembles electrical wiring for boat panels and does not use solder for electrical connections. Plastic spools that had contained rolls of electrical wiring were observed discarded on the ground outside and to the north of the building. According to Mr. Hulten, the spools are stored there until they are picked up by a truck for recycling.

Based on interview information, fill soil from the adjacent property (Parcel 4) was used to regrade the parking lot. The fill was brought to the site in 1998 or 1999, according to Mr. Hulten by BDZ Construction. Mr. Hulten did not indicate the volume of fill material or the precise location, depth, or thickness of where it was placed.

Though some areas surrounding the HMS Subtronics building were of untidy as a result of the empty plastic spools, there was no evidence observed during the site reconnaissance which indicated the improper storage, use, or generation of hazardous materials and waste at Parcel 5.

Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

10.4 Results of Environmental Records Review

10.4.1 Confirmed or Suspected Contaminated Sites

A total of 14 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 5 (see Section 4.1). The list of environmental databases searched is presented in Table 4-1. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 5 was not identified as a confirmed or suspected contaminated site.

Bobby Wolford Trucking & Salvage, located approximately ½ mile upgradient of Parcel 5, could have an adverse impact to the parcel due to its proximity. The assumed groundwater flow direction indicates that the likelihood of the confirmed or suspected contaminated sites (other than those located within the Route 9 site) impacting Parcel 5 is minimal.

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10.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 5 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3.

Parcel 5 was not identified as a site that reportedly uses, generates, or stores hazardous or potentially hazardous materials.

10.4.3 Environmental Reports Provided to King County

Five environmental reports were prepared from 1996 through 2000 that documented previous investigations conducted by current and previous owners of property adjacent to Parcel 5 owners. These reports were provided to King County, which transferred them to CH2M HILL for the current Phase I ESAs of the Brightwater Route 9 site parcels. These reports were separate from earlier Phase I and II ESAs, a MTCA voluntary assessment and cleanup report, and a UST removal report. The reports document all or parts of the following properties:

- Woodinville North/Echelbarger Co. (Parcels 3A and 3B) property
- OPUS Northwest property (Parcel 4)
- Stockpot Soups property adjacent to OPUS on the northeast

These reports contain information about several of the Brightwater Route 9 parcels, including findings of recognized environmental conditions within Parcel 3B. The recognized environmental conditions identified in these reports could not be corroborated by CH2M HILL in this current Phase I ESA, suggesting that some or part of them may have been addressed. It is important to note that the information presented in the five reports is not consistent between reports. Two reports prepared by the same company (Farallon) within 1 month of each other present internally conflicting information; however, there is no explanation or attempt to reconcile apparent conflicts. In addition, Farallon's interpretation of the earlier Enviros (1996) report changes from their first to second report. Graphics in the three reports show different locations of site features with respect to parcel boundaries. For the purposes of interpreting former locations of features and recognized environmental conditions for this report, CH2M HILL refers to graphics presented in the latest report by Farallon (2001b).

Annotated information from the earlier reports describing the recognized environmental conditions and other pertinent information is summarized below.

Final Report, Phase I and II Environmental Site Assessment of The Property Located at 22701 Highway 9 South, Woodinville, Washington, August 29, 1996 (Enviros).

This report was prepared for Lovell-Sauerland & Associates for tax parcel number 262705-3-009-0009. It appears to correspond to current tax parcel numbers 262705-3-032-00, 262705-3-035-00, and 262705-3-008-00, which includes Parcels 3A, 3B, 4, and 5 of the Route 9 site as well as adjacent property occupied by Stockpot Soups. This assumption is based on graphics

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in this report and a later report (Farallon, 2001a; see below) and on other information provided in the report text. The report narrative states this is a 36-acre parcel, but copies of the tax records in the report appendix show it to be a 16-acre parcel.

According to the report, the following businesses operated on the site in June 1996:

- Democon, a demolition contractor where wood and concrete debris were stored.
- BDZ and BSI, two companies that stored construction materials and equipment, operated two construction equipment maintenance shops, and had offices.
- Universal Land, a concrete casting company that operated a small concrete batch plant and stored materials and equipment.
- Mints Portable Toilets, a portable toilet storage and maintenance area. Chemicals for cleaning and use in the toilets were stored on site.
- Creekside Equipment Rentals, a construction equipment storage and construction equipment maintenance business.

In addition to the above-listed businesses, the report identifies other improvements and structures on the site in 1996 that were not necessarily affiliated with any of the above businesses. These included a covered drum storage area, roads, a ballfield, and another area where two drums and an earth scraper were observed.

The report identified 42 drums and 24 ASTs located throughout the property as recognized environmental conditions. An inventory of the drums and ASTs was provided in the report. Those drums and ASTs that were inventoried by Enviros in 1996 and, based on information provided in the report, likely would have been located on Parcel 3B, are listed below. Soil staining observed in the vicinity of some of the drums and tanks as well as settling ponds on the Universal Land site also were identified as recognized environmental conditions. Four USTs were removed from the site in 1991; a copy of the report submitted for the UST decommissioning is included as an appendix to this report (Bison, 1991). Possible USTs from site residences that predate the business operations were identified as potential recognized environmental conditions. Fluorescent light ballasts in light fixtures inside structures were also identified as recognized environmental conditions.

Shallow soil samples were collected and analyzed for the Phase I and II investigations. A total of 16 samples from the upper 2 feet of soil were obtained. All samples were analyzed for TPH and selected samples were also analyzed for BETX and metals. Building materials were sampled and analyzed for lead or asbestos. Concentrations of TPH detected in soils ranged from 470 mg/kg (ppm) to 200,000 mg/kg (2% by weight). Based on the results of the testing, the report estimated that approximately 3,041 cubic yards of petroleum-contaminated soil covering an area of over 50,000 square feet to a depth of 2 feet required remediation in order to meet MTCA cleanup standards. The report also stated that the contamination was caused by use and leaks of petroleum hydrocarbons. The report recommended cleaning and removal of all drums and ASTs. Areas targeted for remediation included portions of the BDZ/BSI construction equipment storage yard, the Creekside Equipment Rentals storage yard, the Mints Portable toilet site, and the Democon equipment storage yard. Groundwater was not mentioned in the report.

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The graphics in this report show the area where Parcel 5 should be but do not show the property as separate from what is now Parcel 4, the OPUS property. However, based on the graphics shown in the Farallon report (below) and other information reviewed, Parcel 5 is not included in the areas investigated in this report.

Site Assessment and Remediation, Voluntary Cleanup Program, BDZ Development, 22701 Highway 9 South, Woodinville, Washington, November 12, 1997 (Agra Earth & Environmental)

This report presents the results of a subsurface investigation and remediation of soil and an investigation of groundwater performed at the same site and facilities as discussed above in the Enviros (1996) Phase I and II report. However, the report references only the 1991 Bison report on decommissioning and remediation of four USTs and specifically states that this is the only other environmental report for the subject property. It does not reference the Enviros (1996) report and does not appear to address the remediation objectives identified in the Enviros report. Instead, the Agra report documents additional investigation and sampling conducted within AST areas, drum storage areas, and the concrete production area.

A site plan shows the same businesses as identified in the Enviros report and shows a similar layout for some of the site features. Based on graphical and tabular presentations of data presented in the Agra report, soil and groundwater was sampled from three general areas:

- 1. The BDZ maintenance shop area (in the vicinity of ASTs), a drum storage area, and other areas in the BDZ work yard (seven direct push boring locations)
- 2. The Universal Land concrete casting area (two borings)
- 3. the former Creekside Equipment Rentals drum storage and AST locations (three borings)

The first two of these three areas were located in Parcel 3B. One sample from a depth of 4 feet from each boring was submitted for testing. All samples were analyzed for TPH. Four samples were analyzed for volatile organic compounds and one sample was tested for lead, cadmium, and chromium. With one exception (a sample from the Universal Land site) all of the tested constituents, were reported as 'not detected' or were detected at concentrations less than applicable cleanup standards. The report stated that oil and diesel were detected in the vicinity of a diesel AST and concrete form spraying area. Approximately 67 tons of petroleum-contaminated soil was excavated and transported off site for treatment by thermal desorption. Six samples were obtained from the base and sidewalls of the remedial excavation to confirm removal of soil above cleanup standards.

Two groundwater samples obtained from geoprobe borings at the time of drilling (i.e. – monitoring wells were not installed) were tested for TPH and BETX and one sample was also tested for volatile organics. Concentrations of BETX compounds were detected in the groundwater but reportedly at concentrations less than applicable cleanup standards. Groundwater was encountered at a depth of about 2 feet below ground in one of the borings and at about 5 to 6 feet in a second boring from which samples were obtained. In the remaining borings, groundwater was encountered at depths ranging from 0 to 4.5 feet

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below ground and some borings that extended to 6 feet below ground did not encounter groundwater.

This report also states that petroleum-contaminated soil removed in 1991 was remediated on site until below state cleanup levels, according to Bison. Documentation is not provided.

This report includes a March 19, 1998 letter from Ecology Toxics Cleanup Program providing a no further action determination with respect to the release identified in the 1997 Agra report. This includes only the remediation conducted in the vicinity of the diesel AST at Universal Land.

The graphics in this report show the area where Parcel 5 should be but do not show the property as separate from what is now Parcel 4, the OPUS property. However, based on the graphics shown in the Farallon report (below) and other information reviewed, Parcel 5 is not included in the areas investigated in this report.

Phase I Environmental Site Assessment, Woodinville 522, 22701 Highway 9 South, Woodinville, Washington. August 6, 2001 (Farallon Consulting).

Farallon conducted a Phase I investigation for OPUS Northwest LLC who was considering purchase of property that is located in the SR 9 Brightwater site. Parcel 5 was not investigated by Farallon for this report so conditions documented in the report apply to property adjacent to Parcel 5. The area covered by the Farallon report appears to include much of the area covered by the Enviros (1996) report, based on graphics presented in the reports. OPUS eventually purchased only a portion of the property, identified as lots 3 and 4 in the Farallon report, and the remainder, lots 2 and 5, were retained by the site owner, Woodinville One. Parcel 3B corresponds to lot 2 and Parcel 3A corresponds to lot 5 in Farallon's report. Farallon report also indicates that a portion of the property reviewed in the Enviros (1996) and Agra Earth & Environmental (1997) reports is the currently developed Stockpot Soups property. Farallon identified the following recognized environmental conditions in its Phase I report:

- Six drums on lot 2
- An area of stressed vegetation on lot 2
- Rock and soil stockpiles with soil staining on all lots
- Fill material and debris on the eastern portion of lot 2
- A drum storage area on adjacent property to the south
- Transformer components stored on adjacent property to the south
- The historical presence of ASTs on lot 5
- Paint and other products present in a shed on lot 5
- TPH (similar to that identified in previous reports)

Farallon reviewed the 1996 Enviros report and presented a summary in its 2001 Phase I report. They also reported new information about work that had taken place at the site since the 1996 Enviros report. The review of the 1996 Enviros report presented by Farallon

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discusses only 3 of the 16 soil samples analyzed by Enviros. The areas of surface soil staining that Enviros recommended for remediation are not presented (although the report is included as an appendix). The Farallon report describes grading and filling that had taken place on the site since preparation of the Enviros report. Grading appears to have taken place at least one of the areas of surface contamination identified by Enviros. In addition, the settling ponds related to the Universal Land operations (located on the Stockpot Soups property) had been filled, according to Farallon.

Farallon recommended further investigation related to the identified recognized environmental conditions.

Revised Final Phase II Subsurface Investgation, Woodinville 522 Lots 3 & 4, 22701 Highway 9 SE, Woodinville, Washington. August 20, 2001 (Farallon Consulting).

Farallon conducted soil sampling for the recognized environmental conditions identified on lots 3 and 4 that were purchased by OPUS. Recognized environmental conditions identified in the Phase I were not addressed in this report. The Phase II work consisted of obtaining composite samples from stockpiled soil on the site. Samples were analyzed for petroleum hydrocarbons and metals. Analytical results indicated the samples contained low levels of heavy oil hydrocarbons, ranging up to 140 mg/kg, and barium, chromium and lead one to two orders of magnitude below MTCA Method A cleanup levels. The report concluded that analytical results designate the soils as "Class 2" for end uses defined in Ecology's *Guidance for Remediation of Petroleum Contaminated Soils* (1995). Class 2 soils may be used on site for fill material in areas not adjacent to wetlands, surface water, groundwater or drinking water wells. The final disposition of the soil is not described in the report.

10.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 5 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 5:

• Parking Lot with imported fill from Parcel 4 (OPUS). A 1996 report documented that petroleum compounds were detected at levels above corresponding regulatory criteria in surface soil covering a large area on Parcel 4 prior to its purchase by OPUS in 2001. Information documenting that the petroleum contamination was remediated or disposed of in an approved offsite location was not provided by Opus nor was evident in agency files. Therefore, the final disposition of this soil is unknown. Since Parcel 4 soil was reportedly used as fill in Parcel 5, it is possible that it may contain similar contaminants and concentrations.

Properties that are immediately adjacent to Parcel 5 include the OPUS property (Parcel 4) and SR 9. To the west, across SR 9 from the site are residential dwellings. To the south, across the 228th Street right-of-way, is the Lydig Construction property (Parcel 6). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County.

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No other readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 5 were observed during this Phase I effort. However, the following site (located within the ASTM-specified search distance) represents an offsite recognized environmental condition in connection with Parcel 5:

• **Bobby Wolford Trucking & Salvage**. Bobby Wolford Trucking & Salvage is located approximately 1/2 mile upgradient of Parcel 5. It has documented releases of hazardous substances to the soil and/or groundwater. Insufficient information on this site was available to assess whether groundwater may have been impacted by the release. Because the site is still active in Ecology's database, it is considered as an offsite recognized environmental condition.

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SECTION 11

Parcel 6 — Janet Lydig/Lydig Construction

Parcel 6 is roughly rectangular in shape and encompasses an area of approximately 2.6 acres. Currently, the western half of the site is unoccupied and the eastern half is used as a construction equipment storage yard. No permanent structures are currently located on Parcel 6.

Parcel 6 comprises Snohomish County tax parcel identification No. 270526002026. The property is owned by Lydig Trust. The Trust is composed of Janet Lydig, Michael McFarland, and Philip Carstens. A site map of Parcel 6, based on our site reconnaissance and a 2000 aerial photo, is provided on Figure 11-1.

11.1 Site Location

The Janet Lydig/Lydig Construction property (Parcel 6) is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. Parcel 6 is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site.

To the north of the Parcel 6 is OPUS Northwest (Parcel 4) and the Bear Creek Grange (Parcel 5). To the west of the Parcel 6 is SR 9 and residences. To the south of the Parcel 6 is the Wild West Mustang Ranch (Parcel 9). To the east of the Parcel 6 is Rushent Sales (Parcel 7).

11.2 Historical Information

11.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. Since Parcel 6 did not have an address, it is not listed in Cole's Criss Cross City Directories.

11.2.2 Aerial Photographs

In the 1947 aerial photo, Parcel 6 appears undeveloped, vacant, and covered by grass. In 1952, piles of what appear to be hay are present on the site. The site is still vacant with only grass coverage evident in the 1967 and 1977 photos.

In the 1985 photo, rows of vehicles or rectangular stacks of material are present in the eastern quarter of the property. In the 1990 photo, Parcel 6 appears to be surfaced with either dirt and or gravel, devoid of obvious vegetative cover. A circular, unpaved drive is evident entering from SR 9 on the western half of the property. The western half of the site appears to be used for storage, evidenced by visible tire tracks and stacks of materials. It

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appears that trees or shrubs are present along the east property boundary. Stacks of unidentified materials are present on both the east and west parts of the property.

In the 2000 photo, the western property half appears vacant with only an access path/road from the east. The eastern half of Parcel 6 is now occupied by what appears to be vehicles, trailers, or portable buildings.

11.2.3 Summary of Site Historical Review

Table 11-1 presents a compilation of Parcel 6 features and site history from the 1940s to the present using information gathered from aerial photos and owner/tenant interviews.

TABLE 11-1
Summary of Parcel 6 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Vacant, no trees	Undeveloped	AP
1950	1952	Hay stacks	·	AP
1960	1967	Vacant		AP
1970	1977	Vacant		AP
1980	1985	Rows of vehicles on eastern part of site		AP
	1985	<u></u>	Thurman Supply briefly sold property to	INT
	to '92		Evergreen Topsoils	
1990	1990	Circular drive on western half of site, stacks of material visible	(Evergreen Topsoils or Thurman Supply may be tenant)	AP, INT
	1992		Lydig Trust acquired property; prior to 1992 Thurman Supply was property owner	INT
2000	2000	Path visible on vacant west ½; east ½ occupied by trucks/trailers	Eastern property used by Lydig for equipment storage; western half appears vacant	AP, INT
	2002		Lydig Construction is current tenant	INT

^{*}AP=aerial photo; INT=interview; NI=no information

11.2.4 Adjacent Properties Historical Review

Table 11-2 summarizes adjacent property features using information gathered from aerial photos and a cursory adjacent site reconnaissance.

TABLE 11-2
Summary of Parcel 6 Adjacent Property Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Source*
North	OPUS Northwest (Parcel 4)	Office Park	Building, parking lot	SR, AP
	Bear Creek Grange; HMS Subtronics (Parcel 5)	Community meeting hall; electronics assembly company	2 buildings, parking lot, old well	SR, AP
West	SR 9 Residences	2-lane road Residential area		SR, AP

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TABLE 11-2
Summary of Parcel 6 Adjacent Property Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Source*
South	Wild West Mustang Ranch (Parcel 9)	Auto parts recycling	Buildings, 100's of vehicles, 1 monitoring well	SR, AP
East	Rushent Sales (Parcel 7)	Auto detailing, fleet vehicle storage	2 buildings, vehicles	SR, AP
Northeast	Woodinville North (Parcel 3B)	Vacant	Grassy mound in southeast of site, retention pond	SR, AP

^{*}AP = aerial photo; SR = site reconnaissance

11.3 Site Reconnaissance and Interviews

11.3.1 Site Reconnaissance

On December 12, 2002, and February 25, 2003, a CH2M HILL representative met with Denny Hineline of Lydig Construction to conduct a site reconnaissance of Parcel 6. A chainlink fence surrounds Parcel 6 and divides it into eastern and western halves.

The western half of Parcel 6 appeared vacant at the time of the site visit. Five cement blocks were located inside the chainlink fence gate at the southeast corner of the site. Large, rusted metal screws, bent rebar, and pipes were observed in a pile on the ground approximately 5 yards. The western half of the parcel was primarily covered by grass, blackberry bushes, small trees and in some places gravel. A PVC pipe was observed protruding from the ground along the north property boundary. Red surveying tape was wrapped around the PVC pipe.

An area of stained soil, approximately 4 feet by 6 feet, was observed along the western site boundary. Soil and rocks in this area were brownish-black in color.

The eastern half of Parcel 6 was surfaced with dirt and gravel and was used for storing construction equipment, mobile offices, office furniture, and construction supplies. Nine metal walk-in shipping containers are located the eastern half of Parcel 6. The contents of the nine containers, observed at the time of the site visit, are summarized below:

- First Container tools used at construction job sites
- Second Container metal 5-gallon gas tank and several plastic jugs that may contain WD-40 or form oil (used for release of concrete from molds)
- Third Container full of office furniture
- Fourth Container locked at the time of site visit, but may contain "insulation and leftover materials" from construction sites, according to the Lydig site manager
- Fifth Container mostly empty with the exception of an antifreeze container (less than 10 gallons) and a floor sander

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- Sixth Container mostly empty with the exception of a vehicle battery, utility box, transformers, and a sander
- Seventh Container multiple plastic 5-gallon bottles of what appeared to be oil, cleaners, and degreasers
- Eighth Container flammable liquids such as diesel and gasoline in metal containers
- Ninth Container mostly empty with the exception of a pile of fluorescent lights and electrical cords

Construction debris was scattered around some of the walk-in shipping containers. No spills were observed in any of the containers. According to Mr. Hineline, trucks and equipment have been washed near the northeast corner of the parcel (see Figure 11-1).

Also present on the eastern half of the parcel were six tractor trailers. Most of the trailers appeared empty inside. According to the Lydig representative, the trailers are mobile offices used at various construction sites, but are not currently in use.

The southwest portion of the eastern half of the parcel contained stacks of untreated lumber and a dented, partially full 55-gallon drum. To the north, were plastic street cones and signs. Two 55-gallon drums were located north of these shipping containers. Seven additional 55-gallon drums were observed along the west fence line. None of the drums were covered and all were stored directly on the ground.

A pile of black plastic piping was coiled in the north-central boundary of the parcel. According to Mr. Hineline, the black plastic piping was left by the landscaping company that previously occupied the site. Along the northern fence line of Parcel 6, west to east, were three tractor trailers, a 55-gallon drum, a container and two wooden boxes containing extension cords. A pile of lumber is located in the northeast parcel corner.

Along the eastern fence line of the parcel, north to south, was a covered-shed that contained equipment and stacks of shiny metal pipes. In the southeast parcel corner was a container (labeled "flammable" on the outside), which is used to store diesel and what appeared to be other flammable liquids in 5- to 25-gallon containers. Along the south of the eastern half of the parcel fence line were two mobile offices—one empty and the other containing desks and tires.

Toward the center of the eastern half of Parcel 6 were three containers; a 425-gallon plastic container; approximately 10 pieces of reportedly treated lumber; a backhoe; a dumpster; a portable toilet; and a puddle approximately 1 yard in diameter that had a greenish sheen. It appears that the puddle is located in the topographically lowest part of the property. Overhead powerlines run from northeast of Parcel 6 to a pole located at the east-central portion of the parcel. Electricity to the mobile offices at the southeast corner of the property is provided via underground powerlines that connect to an electrical utility box located about 5 yards south of the power pole at the center of the site. A backhoe was located east of the power pole. According to Mr. Hineline, the backhoe has been stored on site for about 1 year. A portable toilet was observed in the east-central area of the parcel at the time of the site reconnaissance visit.

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11.3.2 Interviews

On December 12, 2002, Denny Hineline of Lydig Construction was interviewed by a CH2M HILL representative during the site reconnaissance. Mr. Hineline reported that Lydig Construction uses the property as an equipment yard to store construction tools, equipment, portable offices, and some building materials. Before 1992, Mr. Hineline reported that Thurman Supply, an electrical supply company, was the landowner. Mr. Hineline stated that Thurman Supply briefly sold the land to a landscaping company, Evergreen Topsoils. However, after Evergreen Topsoils foreclosed, Thurman Supply again acquired the land.

Mr. Hineline is unaware of any prior environmental, geological, or geotechnical studies of the property. To his knowledge, there are no wells, USTs, or ASTs on the property. Mr. Hineline was not aware of any hazardous materials presently stored on site except for diesel and motor oil. He was not aware of any dumping on the property; however, he stated that there have been occasions where Lydig has asked contractors to remove chemicals that they had temporarily stored in the equipment yard. Several 55-gallon drums contained concrete curing compounds, according to Mr. Hineline. Another partially full 55-gallon drum contained diesel, he reported.

Mr. Hineline stated that no permanent buildings are located on the property. Mr. Hineline reported that for a short period of time, he worked out of one of the mobile offices on site, but was notified that he would need to obtain a building permit to continue working there. At that time he moved back to an offsite Lydig office.

Mr. Hineline stated that the offices are electrically heated and that there is no sewer or drinking water connections to the site. Mr. Hineline reported that when he has pressure washed trucks/equipment on site, he has obtained water from either 55-gallon drums or 425-gallon containers located near the equipment washing area.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

11.4 Environmental Records Review

11.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 6 (see Section 4.1). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 6 was not identified as a confirmed or suspected contaminated site.

Other than those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are not likely to have adverse impacts to environmental conditions at Parcel 6. The assumed groundwater flow direction in this area indicates that the likelihood of contaminants from the sites listed on Table 4-4 reaching Parcel 6 is minimal.

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11.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) were identified within the ASTM-specified search distances of Parcel 6. The site names and addresses are listed in Table 4-4.

Parcel 6 was not identified as a site that reportedly uses, generates, or stores hazardous or potentially hazardous materials.

11.5 Summary of Findings and Conclusions

CH2M HILL has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 for Parcel 6 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to, or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 6:

- Uncontrolled storage on eastern half of Parcel 6. The site manager indicated that contractors have historically stored materials (including drums) on the eastern half of Parcel 6 without his prior approval. The uncontrolled nature of contractor access and drum storage at the site contributes to poor housekeeping practices and thereby constitute a recognized environmental condition.
- Puddle of unknown liquid, eastern half of Parcel 6. Water pooled in this area at the
 time of the site reconnaissance visit had a greenish sheen. This area is the topographic
 low of the eastern half of the property and likely the area to which vehicle washwater
 would have drained since there is no stormwater drainage improvement for the site.
- 55-gallon drums. An area surrounding several of the containers had multiple 55-gallon drums stored uncovered and in direct contract with the ground. Some of the 55-gallon drums were partially full and may be leaking.
- Stained area located on western half of Parcel 6. A 4- by 6-foot stained area of soil and rocks was observed along the western property border. The stained area appeared brownish-black and was irregular shaped. The origin of this stained area is unknown.

Adjacent properties to Parcel 6 include Opus Northwest (Parcel 4), SR 9 and residences, Wild West Mustang Ranch (Parcel 9), and Rushent Sales (Parcel 7). As stated in Section 1.2, RECs resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 6 were observed during this Phase I effort.

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SECTION 12

Parcel 7 — Kenneth Crane/Rushent Sales Inc.

Parcel 7 is rectangular in shape and encompasses an area of 0.93 acre. The property is currently occupied by Rushent Sales Inc, a fleet vehicle rehabilitation and sales company. Parcel 7 comprises Snohomish County tax parcel identification No. 270535002024. The property owner is Kenneth Crane. A site map of Parcel 7, based on our site reconnaissance, is provided on Figure 12-1.

12.1 Site Location

Parcel 7, the Kenneth Crane/Rushent Sales property, is located at 22815 State Route 9 in Woodinville, Washington. The Kenneth Crane/Rushent Sales property (Parcel 7) is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. It is in a light industrial manufacturing zone near the center of the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. Parcel 7 is bordered by the Lydig Construction property (Parcel 6) to the west, Woodinville North property (Parcel 3B) to the north, Cliff English property (Parcel 8) to the east, and Lincoln Investments property (Parcel 9) to the south.

12.2 Historical Information

12.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The property's address, 22815 State Route 9, was not listed in any of the city directories reviewed.

12.2.2 Aerial Photographs

In the 1947 aerial photo, the property appears mostly cleared of trees (except for the eastern edge) and vacant. Not much visible change to the site is evident in the 1952 and 1967 aerial photos compared with the 1947 photo. In the 1977 photo, it appears that the property has been developed. A road runs from the southwest property corner to the northeast property corner and multiple buildings/trailers are visible around the center. In the 1985 photo, two large buildings are present. In the 1990 photo, the same two buildings are visible and it appears that an addition or awning extends from the west side of the north building. In the 2000 photo, the same two buildings are present and what appear to be 10 to 20 vehicles are parked along the west and northwest property boundaries.

12.2.3 Summary of Site Historical Review

Table 12-1 presents a compilation of Parcel 7 features and site history from the 1940s to the present using information gathered from aerial photos and owner/tenant interviews.

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TABLE 12-1 Summary of Parcel 7 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Vacant, grass and trees	Undeveloped	AP
1950	1952	Vacant		AP
1960	1967	Vacant		AP
1970	1977	Road, buildings appear	Tenant: Blue Water Boats (since 1975)	AP, INT
1980	1985	Two large buildings	Tenant: Nordic Tugs (since 1985)	AP, INT
1990	1990	Awning visible on west side of north buildings		AP
	1990		Property acquired by Kenneth Crane from Waldenwood Partnership; Crown Industries tenant from 1990-1995	INT
			Rushent Sales is tenant 1995 – present	
	1995			INT
2000	2000	Vehicles on west and northwest part of site		AP
	2002		Current tenant: Rushent Sales	INT

^{*}AP=aerial photo; INT=interview; NI=no information

12.2.4 Adjacent Properties Historical Review

Table 12-2 summarizes adjacent property site features using information gathered from aerial photos and a cursory adjacent site reconnaissance.

TABLE 12-2 Summary of Parcel 7 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Woodinville North (Parcel 3B)	Vacant		AP
Northwest	OPUS Northwest (Parcel 4)	Office park	Building, parking lot	SR, AP
West	Lydig Construction (Parcel 6)	Construction equipment storage	Shipping containers, portable offices	SR, AP

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TABLE 12-2
Summary of Parcel 7 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
South	Wild West Mustang Ranch (Parcel 9)	Auto Parts recycling	Buildings, 100s of vehicles	SR, AP
Southeast	Evergreen Utility Contractors (Parcel 10)	Storage of utility trucks, pipes, tubes and conduits	6 portable offices, storage buildings, vehicles, conduits	SR, AP
East	Active Excavators, Best Auto Repair (Parcel 8)	Excavating equipment, auto repair garage	1 garage, 2 portable offices, heavy equipment	SR, AP

^{*}AP=aerial photo; INT=interview; SR = site reconnaissance

12.3 Site Reconnaissance and Interviews

12.3.1 Site Reconnaissance

On November 26, 2002, two CH2M HILL representatives met with the property owner, Kenneth Crane, to conduct a site reconnaissance. The site is accessed from the south via a road that runs east-west from SR 9. A ditch (Watercourse 8) was observed along the south side of the access road.

Most of Parcel 7 is unpaved and covered with gravel (approximately 90 percent). There are two buildings (A and B) located predominantly on the eastern half of property, both constructed out of corrugated metal. Building A is located in the southern half of the site and Building B is located in the northern half (see Figure 12-1). A paved storage area is located between Buildings A and B. A metal storage shed in the paved area contained used tires, hub caps, a storage container, a 55-gallon drum labeled "All Purpose Cleaner," and a dumpster. These items were stored directly on the concrete floor of the shed.

A van was observed inside of Building A at the time of the site visit. According to Mr. Crane, Building A is used to detail vehicles, remove/reconfigure seats, and to check safety equipment and lights. An east-west trending trench floor drain spanned the north entrance of Building A. A 55-gallon drum was observed inside Building B (according to Mr. Crane, the drum contains acrylic laquer thinner). A raised concrete pad was observed along the north part of Building B. The floor of Building B was covered in a layer of white dust at the time of the visit. According to Mr. Crane, the dust is from sanding the exterior vehicle paint inside the building. In addition to sanding, vehicle engines and body dents are removed inside Building B, according to Mr. Crane. Discarded office furniture and a 55-gallon drum were observed on the raised concrete pad at the northwest corner of Building B. The 55-gallon drum was closed and appeared to be in fair condition. The contents of the drum are unknown.

Approximately 20 vehicles were observed parked on graveled ground on the western half of Parcel 7. No stains or discolorations were observed on the gravel at the time of the site visit. To the east of the driveway at the site entrance, just south of Building A, two rusted steel

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pipes with lids were observed protruding from the ground. The pipes were approximately 6 inches in diameters. One pipe was about 5 feet high and the second pipe was about 3 feet high. Mr. Crane was unaware of the presence or use of these pipes.

General housekeeping at the site was tidy at the time of the visit except for the interior of Building B, which was covered with sanded paint dust.

12.3.2 Interviews

Kenneth Crane, the property owner, was interviewed by two CH2M HILL representatives during the site reconnaissance visit on November 26, 2002. A followup telephone interview with Mr. Crane was conducted on February 14, 2003. The owner of Rushent Sales, Tony Rushent, was also interviewed by telephone on February 14, 2003, by a CH2M HILL representative.

Mr. Crane stated that Building B (north) was constructed in the late 1960s or early 1970s, and Building A (south) was constructed sometime after Building B. He stated that the current Parcel 7 tenant is Rushent Sales (1995 to present), an auto detailing and mechanical repair business. Mr. Crane reported that he bought the property 12 years ago from the Waldenwood partnership. He stated that tenants on the property prior to 1990 included Blue Water Boats (1970s), which later became Nordic Tugs. He said that Blue Water Boats and Nordic Tugs produced fiberglass sailboats and pleasure boats.

Mr. Crane stated that he originally leased the property from 1990 to 1995 to Crown Industries, which produced exercise machines and had a machine shop on site. He stated that potentially hazardous materials that might have been used on site include fiberglass resin (from prior tenants) and cleaning oil, water, and paint. Mr. Crane reported that there are propane tanks and a septic system on site and that potable water is provided by the Cross Valley Water District. He stated that the septic tank located just west of Building B (in the northwest area of the site) is still in use. According to Mr. Crane, the tank was last pumped approximately 1 year ago. He was not aware of any dry wells located on the property.

Mr. Crane stated that prior to his purchase of the property in 1990, an employee of Nordic Tug reportedly placed some hazardous material at the site. A limited investigation was conducted but no hazardous material was located. Mr. Crane did not have additional information regarding this "toxics study," but offered to provide a copy of the study findings if he could locate the report.

Mr. Rushent reported that Rushent Sales operates a vehicle reconditioning business. Vehicles are buffed, sanded, waxed, and detailed on the Parcel 7 property, he said. Rushent Sales paints the reconditioned vehicles in a paint booth located off site on the Parcel 12 property according to Mr. Rushent. In the past, engines were removed from vehicles in Building B on Parcel 7, but now this work is conducted off site on Parcel 12.

No batteries are stored on site according to Mr. Rushent. He said that Rushent Sales uses Interstate Battery, a battery exchange company, which brings in new batteries and removes the old ones.

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Mr. Rushent said that occasionally waste oil is removed from vehicles and picked up by a waste management company (Safety Kleen). He said that there are no solid waste dumpsters on site since a garbage truck owned by Rushent Sales is used to remove solid waste and transport it to a municipal transfer station. He stated that vehicles remain parked on the western half of Parcel 7 for a few days as they rotate through the reconditioning process.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

12.4 Environmental Records Review

12.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 7 (see Section 4.1). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-3. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 7 was not identified as a confirmed or suspected contaminated site. Except for those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are either downgradient or more than 1 mile from Parcel 7. Therefore, they are not likely to have adverse impacts to environmental conditions at Parcel 7.

12.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) were identified within the ASTM-specified search distances of Parcel 7. The site names, addresses, and locations are listed in Table 4-3.

Crown Industries, a previous tenant on Parcel 7, was identified as a RCRA SQG.

12.4.3 Previous Environmental Investigations

A previous environmental site assessment report was provided to CH2M HILL by Mr. Crane. The purpose of the report, titled *Preliminary Environmental Assessment, 22815 Highway 9 Southeast, Woodinville, Washington* (Hart Crowser, 1989), was to present findings on "whether site activities have contributed to contamination or otherwise adversely affect environmental conditions on the property." The 1989 report is summarized as follows:

- The property was initially used for agricultural purposes until the mid-1970s. The property was used for boat-building after that time.
- From 1975 to 1985, the site was operated by Blue Water Boats. From 1985 on, the site was occupied by Nordic Tugs.
- Hazardous materials were used on the property by Nordic Tugs. These materials include acetone and polyester resin (containing styrene). Waste handling measures were deemed adequate.

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- No USTs were known to be located on the property.
- An unidentified white, paint-like residue was observed on vegetation just to the north of the loading dock.

The report concluded that, based on the site history, regulatory file review, and site reconnaissance, there is "little cause for concern relating to potential site contamination due to potential improper disposal of hazardous materials, with the exception of what was thought to be paint or paint thinner found near the loading dock."

In addition to the 1989 Preliminary Environmental Assessment, Mr. Crane also provided an addendum to the Preliminary Environmental Assessment. In this addendum, dated February 7, 1990, Hart Crowser clarified that according to Mr. Jerry Hustead, owner of Nordic Tugs, the unidentified white residue found during the preliminary environmental assessment was actually "gel coat," a resin-based polyester material. Hart Crowser reported that, according to Mr. Hustead, a Nordic Tugs employee improperly cleaned out his gel coat spray gun on the vegetation. To Mr. Hustead's knowledge, this occurred once and did not represent a continual source of contamination.

12.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 for Parcel 7 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 7:

- **Septic system**. A septic tank and an associated drainfield have been in operation at the site since the 1970s. It is likely that hazardous substances/petroleum products, if present in wastewater generated from industrial activities on Parcel 7, would be found in the septic tank, septic pump, septic pipes, or drainfield.
- **Pipes at site entrance**. Two rusted pipes with lids are located at the site entrance. The purpose of these pipes is unknown, but their large diameter (6 inches) and lids indicate the possible presence of a UST.

Adjacent properties to Parcel 7 include Lydig Construction (Parcel 6), Woodinville North (Parcel 3B), OPUS Northwest (Parcel 4), Wild West Mustang Ranch (Parcel 9), Active Excavators, Best Auto Repair (Parcel 8), and Evergreen Utility Contractors (Parcel 10). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County.

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SECTION 13

Parcel 8 — Cliff English/Active Excavator Rentals/Best Auto Repair

Parcel 8, the Cliff English/Active Excavator/Best Auto Repair property, is 1.12 acres in size and rectangular shaped. The owner of Parcel 8 is Cliff English. It is occupied by Active Excavator and Best Auto Repair. Active Excavator is a heavy equipment rentals, sales, and service company. Best Auto Repair is an auto service and repair shop. A site map of Parcel 8, based on our site reconnaissance, is provided on Figure 13-1.

13.1 Site Location

Parcel 8 is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The property address is 22823 SR 9 and it is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. The property is listed as Snohomish tax parcel identification No. 270535002034.

Parcel 8 is bordered by Kenneth Crane/Rushent Sales (Parcel 7) to the west, Evergreen Utility Contractors (Parcel 10) to the south, Woodinville North/Echelbarger Co. (Parcel 3B) property to the north and BNSF Railroad to the east.

13.2 Historical Information

13.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The first reported business listing for Parcel 8 was in 2002 for Active Excavator and Best Auto Repair (22823 SR 9). The address was not listed in any of the other directories reviewed.

13.2.2 Aerial Photographs

In the 1947 aerial photo, Parcel 8 appears undeveloped, covered by trees and grass. In the 1952, 1967, 1977, and 1985 photos, not much has visibly changed compared to the 1947 photo.

In the 1990 photo, a large, square building has appeared in the northeast parcel corner and the property appears to be surfaced by dirt or gravel. In the 2000 photo, an additional trailer or portable office has appeared along the eastern property edge, south of the square building.

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13.2.3 Summary of Site Historical Review

Table 13-1 summarizes Parcel 8 features and site history from the 1940s to the present using information gathered from aerial photos, interviews, and city directories. More detailed information regarding site features and uses listed in Table 13-1 can be found in Sections 13.2.1, 13.2.2, 13.3, and 13.4, and Appendix A.

TABLE 13-1 Summary of Parcel 8 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Vacant, grass, trees	Undeveloped	AP
1950	1952	Vacant		AP
1960	1967	Vacant		AP
1970	1977	Vacant		AP
1980	1985	Vacant		AP
	1987		Approximate year that site was used to store cement pumping trucks	INT
1990	1990	Buildings at northwest site corner and western edge	Active Excavator and Best Auto Repair become site tenants	AP, INT
2000	2000	Vehicles, trailer visible present to south	Site used to store excavating equipment and as an auto shop	AP, INT
	2002		Active Excavator/Best Auto Repair current tenants	CD, SR

^{*}AP=aerial photo; INT=interview; SR=site reconnaissance; CD=city directory; NI=no information

13.2.4 Adjacent Properties Historical Review

Table 13-2 summarizes information about properties adjacent to Parcel 8 obtained from aerial photos, interviews, and, a cursory adjacent site reconnaissance.

TABLE 13-2
Summary of Parcel 8 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Woodinville North (Parcel 3B)	Vacant	Grassy mound in southeast of site, retention pond	SR, AP
West	Rushent Sales (Parcel 7)	Auto detailing, fleet vehicle storage	2 buildings, vehicles	SR, AP
Southwest	Wild West Mustang Ranch (Parcel 9)	Auto parts recycling	Buildings, 100s of vehicles, 1 monitoring well	SR, AP
South and East	Evergreen Utility Contractors (Parcel 10)	Storage of utility trucks, conduits	6 portable offices, shop, vehicles, conduit storage, 1 monitoring well	SR, AP, INT

^{*}AP=aerial photo; INT=interview; SR = site reconnaissance

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13.3 Site Reconnaissance and Interviews

13.3.1 Site Reconnaissance

On November 26, 2002, two CH2M HILL representatives met with Marty Rowlary, site manager for Active Excavators to conduct a site reconnaissance of Parcel 8. Three buildings were observed on the Parcel 8 property: a three-door shop located at the north and of the parcel, and two portable offices along the eastern property edge. Most of Parcel 8 is covered by gravel except for two areas: a paved parking strip, approximately 30 feet wide along the south site border, and a paved area to the south and to the west side of the garage. A gravel parking area was observed in the southwest corner of Parcel 8. Approximately 20 feet north of the parking area, along the west fenceline, a pipe was observed protruding from the ground. The pipe appeared to be embedded in concrete. To the north of the pipe, three excavating buckets were observed along the west fenceline. Steel beams and pipes were be stored in the northwest property corner.

What appeared to be a paint shed (with a roof vent) was located adjacent to the west side of the shop building. A diesel AST (less than 500 gallons) and a 5-gallon bottle of de-icer were observed on the south side of the paint shed. The diesel AST is situated directly on the pavement with no secondary spill containment surrounding it. It is partially surrounded by concrete blocks. A rusted 55-gallon drum marked "GREASE" was observed on the north side of the paint shed. The drum was stored on the ground. An equipment washdown area is located on the northwest portion of the property, west of the paint shed.

The north property border (behind the shop building) was occupied by several unlabeled 55-gallon drums, an air compressing unit, old tires, buried metal debris, and a dumpster. The 55-gallon drums, at least filled partially with an unknown liquid, were sealed and stored directly on the ground. Along the east property edge an abandoned vehicle and a camper trailer were observed. Approximately 15 iron-beam platforms were observed stacked between the portable office and garage along the west site border. On the south side of the shop building, a dumpster and a 55-gallon drum (for storing used oil filters) was observed.

During the time of the site visit, housekeeping on the south part of the parcel was tidy while housekeeping to the north and east of the shop building was poor. For example, partially buried metal debris, old tires, and several (less than five) 55-gallon drums littered the north parcel border. However, no obvious stained soil or stressed vegetation was observed on the property.

13.3.2 Interviews

On November 26, 2002, two CH2M HILL representatives interviewed Marty Rowlary, site manager for Active Excavator, during the site reconnaissance visit. According to Mr. Rowlary, Active Excavator buys, rents, and sells construction equipment such as excavators. Active Excavator uses the west half of the shop building for equipment maintenance. Maintenance is limited to equipment washdown, lube, and oil change; it does not include "engine rebuilds." Best Auto Repair uses the east half of the shop to operate an auto repair business, according to Mr. Rowlary.

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According to Mr. Rowlary, about 15 years ago Parcel 8 was used to store cement pumping trucks. No previous site environmental or geotechnical investigations have been conducted and no dry wells or USTs have been on the property, to Mr. Rowlary's knowledge. The buildings are approximately 15 years old and are heated via propane from an AST, he said. For the past 3 years, the site has been connected to the municipal sewer system. A former septic tank for Parcel 8 was pumped, filled with sand, and inspected by the county, according to Mr. Rowlary. He also stated that a buried oil/water separator is located at the northwest section of the property boundary, adjacent to the equipment washdown area. Equipment washdown water goes to the oil/water separator before being discharged into the municipal sewer system.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No response was received.

13.4 Environmental Records Review

13.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances from Parcel 8. The lists of environmental databases searched are presented in Table 4-2. The names and addresses for the confirmed or suspected contaminated sites are listed in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 8, itself, was not identified as a confirmed or suspected contaminated site.

Except for those located within the Route 9 site, all of the other sites listed in Table 4-4 are downgradient or located more than 1 mile from Parcel 8. Therefore, they are not likely to have adverse impacts to environmental conditions at Parcel 8.

13.4.2 Other Listed Sites

A total of 13 sites were identified that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) within the ASTM-specified search distances of Parcel 8. The site names and addresses are listed in Table 4-4.

Parcel 8 was not identified as a site that reportedly uses, generates, or stores hazardous or potentially hazardous.

13.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 8 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 8:

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- **Protruding pipe.** Along the west site border, a pipe embedded in concrete was observed. It is unknown whether this pipe is a vent or port for a UST, part of a well monument, or serves another function. Unidentified USTs or inactive and open wells are recognized environmental conditions according to the ASTM standard so it should be clarified that these structures are not present and associated with this pipe. Until the nature and function of this pipe can be ascertained, this area is considered to be a likely recognized environmental conditions.
- **Buried oil/water separator and equipment washdown area.** The buried oil/water separator and the equipment washdown area receive runoff and accumulate solids that could contain hazardous substances/petroleum products from current and historical activities at Parcel 8.
- **Septic tank and drainfield.** A decommissioned septic tank and an associated drainfield are reportedly located on the property. The septic tank was reportedly pumped, filled with sand, and inspected about 3 years ago. The locations of the septic tank and the drainfield were not identified. It is possible that hazardous substances/petroleum products, if present in wastewater generated from activities on Parcel 8 prior to the decommissioning of the septic system, could be present in the drainfield.
- Waste storage area in northeast corner of parcel. A variety of potentially hazardous materials are stored in the northeast corner of the parcel along the property boundaries. These materials include several (less than five) unlabeled 55-gallon drums stored directly on the ground, unidentified metal debris, and an abandoned vehicle.

Adjacent properties to Parcel 8 include Kenneth Crane/Rushent Sales (Parcel 7) to the west. To the southwest of Parcel 8 is Lincoln Investments LLC/Wild West Mustang Ranch (Parcel 9). To the south and east of Parcel 8 is Evergreen Utility Contractors (Parcel 10). To the north of Parcel 8 is the Woodinville North/Echelbarger Co. (Parcel 3B). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County.

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SECTION 14

Parcel 9 — Lincoln Investments/Wild West Mustang

Parcel 9, the Lincoln Investment/Wild West Mustang property is 2.52 acres in size and roughly rectangular in shape. It is occupied by the Wild West Mustang Ranch, a new and recycled automotive parts and sales company specializing in Ford Mustangs. In addition, a residential home is located on Parcel 9. The address of the residential home is 22901 SR 9. A site map of Parcel 9, based on our site reconnaissance, is provided on Figure 14-1.

14.1 Site Location

Parcel 9 is located at 22909 SR 9 in Woodinville, Washington, on Snohomish County tax parcel No. 270535002003. The legal descriptions states it is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The parcel is situated in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. It is bordered by SR 9 to the west, Lydig Construction Parcel 6 and Kenneth Crane/Rushent Sales properties (Parcel 7) to the north, Kennedy-Evergreen/Evergreen Utility Contractors property (Parcel 10) to the east, and Clifton House/CT Sales property (Parcel 11) to the south.

14.2 Historical Information

14.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The 2002 directory lists the Wild West Mustang Ranch at the address 22909 SR 9. This address is not listed in any of the other directories reviewed.

14.2.2 Aerial Photographs

In the 1947 aerial photo, six buildings are visible in the northwest property corner along SR 9. What appears to be a livestock pond is visible near the property center. Trees line the eastern property border. Another building is present in the southwest area of the property.

In 1952, what appears to be a second, smaller stock pond has appeared just north of the other stock pond. The southern quarter of the property is not visible in this photo.

In the 1967 photo, a road from SR 9 forks eastward into the property with three buildings at its end. Two buildings in the northwest area of the property are present. What appear to be east-west plow lines are present in the southern half of the property. Stock ponds are no longer visible.

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In 1977, the southwest portion of the property is occupied by what appear to be several hundred vehicles/containers/drums. Multiple buildings have appeared on the western quarter of the property. The eastern half of the property remains undeveloped.

In 1985, rows of vehicles/containers/drums also cover the eastern half of the property. The central west area of the property has been cleared and two small buildings are now present.

In 1990, five buildings are visible in the northwest property corner adjacent to SR 9. More vehicles/containers/drums have filled in remaining areas of the site.

In 2000, the western half of the property is nearly vacant and appears graveled. Four lines of vehicles/containers are visible. The eastern half of the property has eight rows of vehicles/containers present on what appears to be gravel. Two buildings bordering SR 9 are present on the property.

14.2.3 Summary of Site Historical Review

Table 14-1 presents a compilation of Parcel 9 features and site history from the 1940s to the present using information gathered from aerial photos, owner/tenant interviews, and city directories.

TABLE 14-1 Summary of Parcel 9 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Bldg in NE of site	Farm / horse ranch	AP, INT
1950	1952	Hay bales, grass		AP
1960	1967	Road, bldgs in site center		AP
1970	1977	3 bldgs in site center		AP
1980	1982		Ed Lincoln acquired property from Mr.	INT
	1985	Bldgs present on west part	Cline	INT
		of site Lincoln used site for auto recyclir business, Wild West Mustang Ra		
1990	1990	100s of vehicles on east half of site	Auto recycling business	AP, INT
	1996		Wild West Mustang Ranch listed in City Directory	CD
2000	2000	Vehicles cover eastern ¾ of site		AP
	2001		Business sold to Pennick LLC	INT
	2002		Wild West Mustang Ranch listed in City Directory	CD

^{*}AP=aerial photo; INT=interview; CD=city directory; NI=no information

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14.2.4 Adjacent Properties Historical Review

Table 14-2 presents a compilation of adjacent property site features using information gathered from aerial photos, interviews, and a cursory adjacent site reconnaissance.

TABLE 14-2 Summary of Parcel 9 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Lydig Construction (Parcel 6)	Construction equip. storage	Shipping containers, portable offices	SR, AP
	Rushent Sales (Parcel 7)	Auto detailing, fleet vehicle storage	2 buildings, vehicles	SR, AP
West	State Route 9	2-lane road		SR, AP
	Residences	Residential		SR, AP
South	CT Sales (Parcel 11)	Steel fabrication	2 portable offices, 1 small garage, hydraulic shears	SR, AP, INT
East	Evergreen Utility Contractors (Parcel 10)	Storage of utility trucks, conduits	6 portable offices, shop, vehicles, conduit storage, 1 monitoring well	SR, AP, INT
Northeast	Active Excavators, Best Auto Repair (Parcel 8)	Excavating equipment storage, auto repair shop	Shop, 2 portable offices	SR, AP, INT

^{*}AP=aerial photo; INT=interview; SR=site reconnaissance

14.3 Site Reconnaissance and Interviews

14.3.1 Site Reconnaissance

On November 26, 2002, two CH2M HILL representatives conducted a site reconnaissance of the property. The entire property is fenced. A two-story main office building occupied by Wild West Mustang Ranch is located in the southwest section of the property. To the east of the office is a heating oil AST (approximately 300 gallons), a wooden storage shed, and a walk-in metal container containing radiator parts. A paved roadway loops from the east side of the office around to a paved parking lot to the west.

A rental residence (22901 SR 9) is situated in the northwest section of the property. To the west of the residence is a terraced area, supported by rocks, lying at an elevation approximately 5 feet below the rest of the property. The eastern property and far west portions of the are occupied by vehicles that are salvaged for recycling. Five stormwater collection boxes are located throughout the property.

Near the center of the Parcel 9 is a covered area where vehicles are "processed". The concrete-paved vehicle process area slopes down to the northwest. A sump is located at the northwest corner of the vehicle process area. The north border of the vehicle process area has an approximately 3-inch curb designed to prevent fluids from leaving the process area. Vehicle processing involves removal of parts, batteries, and fluids, including gasoline,

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diesel, antifreeze, and waste oil.

Also located at the vehicle processing area are an oil/water separator, a waste oil AST (approximately 500 gallons), a fork lift, a plastic bin containing batteries, and several closed-top 55-gallon metal drums holding spent anti-freeze and gasoline pumped from the vehicles. The 55-gallon drums in the vehicle processing area were stored directly on concrete. South of the vehicle processing area are several open-top 55-gallon drums that are apparently to be used to store automotive parts. The drums are stored directly on gravel. To the west of the vehicle processing area is a monitoring well installed in 2001 by CH2M HILL to monitor groundwater levels.

To the east of the processing area are a small wooden building and a barn. The small wooden building reportedly store glass. A large truck apparently used to store electrical parts is parked north of the barn. Car parts and miscellaneous discarded material are also located in this area.

To the south is a parts storage area consisting of multiple wooden storage sheds with shelves stacked with tools, parts, a washing bin, and a sandblaster. Two propane ASTs were observed on gravel west of the parts storage area.

In general, housekeeping was poor at the time of the site visit. Aisles between cars were not clear of parts and debris and miscellaneous small gas and oil stains were observed on the shop floors and on the ground where vehicles are stored.

14.3.2 Interviews

On November 26, 2002, Ed Lincoln (the property owner) was interviewed at the Parcel 9 site. A followup telephone interview with Mr. Lincoln was made on February 18, 2003. Mr. Lincoln has been the property owner since 1982, when he purchased the existing horse ranch and residence from the previous owner. Mr. Lincoln owned and operated the Wild West Mustang Ranch, the current parcel occupant, until February 2002, when he sold the business to Penick, L.L.C. Penick L.L.C. continues to operate the vehicle recycling facility.

According to Mr. Lincoln, when vehicles arrive at the facility, fluids (oil, gas, and antifreeze) and batteries are removed in the processing area. Used Oil from the vehicles is collected in an AST and used as heating fuel for the oil furnace. Spent anti-freeze and gasoline are stored in 55-gallon drums. The anti-freeze and gasoline are picked up by a waste disposal service. Batteries are stored in plastic bins under the processing area awning and picked up by a battery service. Any fluid generated within the processing area is directed to a sump. Fluids collected at the sump are pumped to the above-ground oil/water separator. The entire contents (oil, liquid, and solids) of the oil/water seperator are reportedly emptied by Evergreen (a waste disposal company).

After the fluids are removed the vehicles are moved to storage for parts recycling. Approximately 300 vehicles are stored in the yard at any one time.

Parts washing occurs in a bin in one of the several wooden storage sheds located along the south property boundary east of the office building. According to Mr. Lincoln, a biodegradable solvent made by Inland Technologies of Tacoma is used for parts washing. The used solvent is reportedly picked up by Emerald Services. A sandblasting chamber is also located within one of these storage sheds. The handheld sandblaster and the

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sandblasting chamber are used to remove rust from the parts. Mr. Lincoln indicated that minimal waste is generated from the use of the sandblaster.

The main office building is heated by an oil furnace. The heating oil is stored in a 200-gallon AST located on the east side of the office. The residence located to the north of the office is also heated by an oil furnace. The heating oil is stored in a 300-gallon UST just south of the residence. Mr. Lincoln stated that drinking water is provided by the Cross Valley Water District. There is an unused drinking water well located about 10 feet away from the south side of the residence. According to Mr. Lincoln, the well has been capped off, but not decommissioned.

Mr. Lincoln also reported that Parcel 9 has not been connected to the municipal sewer system. Instead, each building is connected to one of two septic systems. A septic tank and drainfield connected to the office building are located on the north side of the office building. Mr. Lincoln indicated that the septic system only receives sanitary wastes from the office and that there are no other sources of wastewater that may enter that septic system. The residence has its own drainfield, located in the front yard.

According to Mr. Lincoln, stormwater runoff from the site first enters one of the five stormwater collection boxes located throughout the site. When the box is filled to a given height, the water discharges into a stormwater retention area located along the western edge of the property. The five stormwater collection boxes are periodically maintained by the removal of sand and silt, according to Mr. Lincoln.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No response was received.

14.4 Environmental Records Review

14.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 sites were identified confirmed or suspected contaminated within the ASTM-specified search distances of Parcel 9 (see Section 4.1). The lists of environmental databases searched are presented in Table 4-2. The names and addresses for the identified confirmed or suspected contaminated sites are listed in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 9 was not identified as a confirmed or suspected contaminated site.

Other than those located within the Route 9 site, all of the other sites listed in Table 4-4 are either downgradient or greater than 1 mile from Parcel 9. Therefore, they are not likely to have adverse impacts to environmental conditions at the parcel.

14.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) were identified within the ASTM-specified search distances of Parcel 9. The site names and addresses are listed in Table 4-4.

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Parcel 9 was not identified as a site that reportedly uses, generates, or stores hazardous or potentially hazardous materials.

14.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 9:

- **Underground storage tank.** A 300-gallon heating oil UST is located on the south side of the residence. The age of this UST is unknown; however, if it serviced the nearby residence, it may have been installed in the 1960s and would not meet current standards. The location of the UST and its fill pipe should be investigated for potential presence of petroleum constituents.
- **Septic tanks and drainfields.** Two septic systems are in use at the property, one for the office building and one for the residence. It is possible that if any hazardous substances/petroleum products were present in wastewater generated on Parcel 9, they could accumulate in the septic tank, septic pump, septic pipes, or drainfield.
- **Drinking water well.** A well that has not been decommissioned or properly maintained can be a conduit for contaminants to enter the groundwater.
- **Stormwater detention pond.** Surface runoff from Parcel 9 is collected in the five buried stormwater collection boxes connected to the stormwater detention pond along the western boundary of the parcel. Hazardous substances/petroleum products, if generated from Parcel 9, activities could accumulate in the stormwater detention ponds.

Adjacent properties to Parcel 9 include Lydig Construction (Parcel 6), Kenneth Crane/Rushent Sales (Parcel 7), Evergreen Utility Contractors (Parcel 10), and CT Sales (Parcel 11). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other obvious environmental features or conditions considered to be a potential source of contamination to Parcel 9 were observed in adjacent areas during this Phase I effort.

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SECTION 15

Parcel 10 — Kennedy-Evergreen Holdings/Evergreen Utility Contractors

Parcel 10, the Kennedy-Evergreen Holdings/Evergreen Utility Contractors property, is located at 22815 SR 9 and 22823 State Route 9 in Woodinville, Washington. Parcel 10 is 5.7 acres in size and consists of three Snohomish County tax parcels: No. 3527052033, 3527052035, and 3527052036. Parcel 10 is currently occupied by Evergreen Utility Contractors, an utility equipment sales and installation company. A site map of Parcel 10, based on our site reconnaissance, is provided on Figure 15-1.

15.1 Site Location

The Kennedy-Evergreen Holdings/Evergreen Utility Contractors property (Parcel 10) is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The 4.33-acre property, located in a light industrial manufacturing zone near the center of the proposed Brightwater Wastewater Treatment Plant Route 9 site, is bordered by Cliff English/Active Excavator Rental, and Lincoln Investments/Wild West Mustang (Parcel 9) to the west, Woodinville North to the north, Richard and Cheryl Rennebohm/Woody's Auto Sales (Parcel 12) property to the south, and Burlington Northern Railroad to the east. The general location of the subject property is shown on Figure 1-1. A plan view of the local area is presented on Figure 1-2.

15.2 Historical Information

15.2.1 City Directory

The City Directory search was provided by EDR. The business directories and telephone directories were reviewed in approximately 5-year intervals from 1970 through 2002. Addresses for the Parcel 10 site do not appear in any of the directories reviewed.

15.2.2 Aerial Photographs

In the 1947 aerial photo, the property appears vacant and is covered by woods and grass. In the 1952 photo, the west part of the site appears wooded while the east part appears to be covered by grass. In the 1967 and 1977 aerial photos, there appears to be little change to the property as it is still undeveloped. In the 1985 aerial photo, the trees are no longer present. In the 1990 photo, the southern half of the property appears to be covered by new tree growth. The north part of the property has been developed with buildings and stacks of material. In the 2000 photo, the trees to the south have been cut. The entire site is developed with buildings along the eastern border, at the property center, and in the northeast property corner. Rows of vehicles or equipment are present in the north and south parts of the property.

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15.2.3 Summary of Historical Sources

Table 15-1 presents a compilation of Parcel 10 features and site history from the 1940s to the present using information gathered from aerial photos and owner/tenant interviews.

TABLE 15-1
Summary of Parcel 10 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Wooded	Undeveloped	AP
1950	1952	West/wooded; east/grass	Undeveloped	AP
1960	1967	Same	Undeveloped	AP
1970	1977	Same	Undeveloped	AP
1980	1985	Mostly grass	Undeveloped	AP
			Site developed for Evergreen Utility Contractors	INT
1990	1990	Bldgs, materials on N part of site; fully wooded on S part of site	Evergreen Utility Contractors on north part of site; South part of site covered by new tree growth	AP
2000	2000	Bldgs, materials covering all of site	Trees in south have been cut; business has expanded covering entire site	AP, INT

^{*}AP=aerial photo; INT=interview; NI=no information

15.2.4 Adjacent Properties Historical Review

To the north of Parcel 10 is Woodinville North (Parcel 3B), which is currently vacant, and Active Excavators/Best Auto Repair (Parcel 8), a heavy equipment storage yard and auto repair garage, respectively. To the west of Parcel 10 is the Wild West Mustang Ranch (Parcel 9) and CT Sales (Parcel 11). To the south of the property is Woody's Auto Wrecking (Parcel 12), an auto wrecking yard. To the east of Parcel 10 are the Burlington Northern Railroad tracks. To the east of the non-contiguous portion of the property east of the railroad tracks are undeveloped woods and SR 522.

Table 15-2 summarizes adjacent property site features using information gathered from aerial photos Ecology records, and a cursory adjacent site reconnaissance.

TABLE 15-2
Summary of Parcel 10 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Woodinville North (Parcel 3B)	Vacant	Grassy mound	SR, AP
	Active Excavators, Best Auto Repair (Parcel 8)	Excavating equipment storage,	Garage, 2 portable offices	SR, AP

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TABLE 15-2
Summary of Parcel 10 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
		auto repair garage		
West	Wild West Mustang Ranch (Parcel 9)	Auto parts recycling	Buildings, 100's of vehicles, 1 monitoring well	SR, AP
	CT Sales (Parcel 11)	Steel fabrication	2 portable offices, 1 small garage, hydraulic shears	SR, AP
South	Woody's Auto Wrecking (Parcel 12)	Auto wrecking yard	100's vehicles, listed on Ecology's suspected contaminator list	AP, ER
East	Burlington Northern railroad tracks	Railway transport	Non-contiguous portion of Parcel 10 between Railroad and State Route 522 appeared wooded and undeveloped	AP, SR
	State Route 522	2 lane road		AP, SR

^{*}AP=aerial photo; ER=ecology records; SR = site reconnaissance

15.3 Site Reconnaissance and Interviews

15.3.1 Site Reconnaissance

On December 6, 2002, two CH2M HILL representatives conducted a site reconnaissance of Parcel 10 with one of the property owners, Mark Kennedy. A followup site visit was conducted on February 25, 2003 with the site manager, Ron VanSansus.

The parcel is 5.7 acres in size and is occupied by multiple portable offices, a maintenance shop, a warehouse storage building, and a septic drainfield, which is located south of the main office. Approximately 90 percent of the property is graveled and 10 percent is paved. The majority of the utility vehicles, used tires, construction equipment, and new utility materials, including utility poles, utility conduits, and new transformers, are stored directly on the ground in many areas. In the southwest site corner, concrete rubble, rusted metal pipes, and a partially full, unsealed, 55-gallon drum were stored uncovered, directly on the ground. Also stored on the ground in this area was a gray utility box, wheel barrow, wooden planks, construction sawhorses, and rubber hoses.

Near the eastern boundary of the site, treated telephone utility poles were stored directly on the ground. One unused utility vehicle appeared to have caused staining on the concrete pad beneath the vehicle. Near the center of the parcel, a transformer and utility box surrounded by 2-foot concrete walls on three sides were observed adjacent to a portable trailer. The transformer was labeled as PCB-free. A small "loading dock building" was present along the east property boundary, north of the telephone poles. On the south side of the loading dock building, five 5-gallon rusted metal paint cans and two 5-gallon propane tanks were stored outside on a concrete surface. On the north side of the loading dock

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building, an additional 5-gallon rusted metal paint can and 55-gallon drum were observed to be stored directly on the ground. The 5-gallon metal can was labeled "Henry's Driveway Sealant."

Located south of the maintenance shop near the northeastern corner of the parcel were a plastic bin containing 12-volt automotive batteries and an unidentified 30-gallon drum. The bin and drum were stored outside, uncovered, and directly on the ground. Located north of the maintenance shop were an oil/water separator and an equipment washdown area consisting of a concrete pad surrounded by a concrete gully. According to Mr. Kennedy, installation equipment (directional drilling rods and drill bits) is washed in the washdown area. According to Mr. VanSansus, soap for washing is purchased from Bill Allington, Verax Chemical Company, located in Maltby, Washington. Runoff from the washdown area drains into a "three-compartment oil trap" (oil/water separator), according to Mr. VanSansus. A washrack for drying the equipment is located south of the shop. A 1000-gallon waste oil AST, located partially on gravel and partially on concrete, was observed on the north side of the maintenance shop. There was no secondary containment surrounding the AST. Two propane ASTs were located adjacent to a corrugated metal storage building along the northern boundary of the site.

Inside the shop were two 300-gallon ASTs used to store clean motor oil. A 55-gallon drum was used to collect used oil filters before pickup by a waste disposal company, according to Mr. VanSansus.

On January 13, 2003, a CH2M HILL representative conducted a site reconnaissance of the noncontiguous portion of Parcel 10 east of the railroad tracks and west of SR 522. At the time of the reconnaissance visit, this portion of the property was covered by trees and grass and appeared vacant and undeveloped.

15.3.2 Interviews

On December 6, 2002, during the site reconnaissance, two CH2M HILL representatives interviewed Mark Kennedy, President of Evergreen Utility Contractors. Mr. Ron VanSansus was interviewed during the followup site visit on February 25, 2003. Parcel 10 is owned by Kennedy-Evergreen Holdings LLC and leased by Evergreen Utility Contractors. Evergreen has leased this portion of Parcel 10 since 1987, when it was first developed. Evergreen uses the property to store construction and utility equipment such as vehicles, utility conduits, fiber, telephone poles, and tools. Prior to 1987, the site was wooded.

According to Mr. Kennedy, storm drains were installed in 1987 and a groundwater monitoring well was recently installed. Hydraulic oils, industrial solvents, and petroleum products are stored or used onsite. Mr. Kennedy also stated that PCB-containing transformers may have been stored for short intervals on the property, but always mounted on trucks. Telephone poles pressure treated with pentachlorophenol are currently and historically have been stored onsite. Other raw materials reportedly used or stored on the property include utility vaults, catch basins, and manhole covers.

Mr. Kennedy stated that Evergreen has contacted the Washington State Department of Ecology regarding waste oil reporting. He said that a propane and fuel AST are located on the property and that there are no USTs present. There is a monitoring well on site, but no

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drinking water wells, he said. No previous site environmental or geotechnical investigations have been conducted to his knowledge.

Two 500-gallon septic tanks and a drainfield are located south of the main office building. The septic system receives waste discharge from the main office. The portable offices and the maintenance shop located on the northern portion of the site have been connected to the municipal sewer system within the last 5 years. Prior to that, wastewater from the portable offices and maintenance shop discharged to the septic system. Cross Valley Water District currently provides water.

Based on our site visit, housekeeping is not very good. Treated telephone poles were stored directly on the ground, as were 55-gallon drums containing petroleum products and antifreeze. A 5-gallon metal can containing driveway sealant was also stored directly on the ground.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No response was received.

15.4 Environmental Records Review

15.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 10 (see Section 4.1). The list of environmental databases searched is presented in Table 4-2. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 10 was not identified as a confirmed or suspected contaminated site.

Other than those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are not likely to have adverse impacts to environmental conditions at Parcel 10. The assumed groundwater flow direction in the Route 9 site vicinity indicates that the likelihood of contaminants from those sites listed on Table 4-4 reaching Parcel 10 is minimal.

15.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 10 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4.

Evergreen Utility Contractors has been identified as a RCRA small-quantity generator (RCRIS-SQG). A small-quantity generator generates less than 100 kilograms of hazardous waste per month.

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15.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 10:

- Maintenance shop and equipment washdown area. A maintenance shop and an equipment washdown area are recognized environmental conditions for the site. Unidentified and hazardous materials were observed stored in open bins and placed directly on the ground south of the shop. To the north of the shop, six sealed 55-gallon drums containing sludge, gasoline, antifreeze, and diesel were observed stored directly on the ground or in the concrete washdown area. The contents of one of the 55-gallon drums are unknown. Five truck fuel tanks were also stored in this area, either directly on the ground or on concrete that drains to the oil/water separator. Sediments accumulated in the oil/water separator may contain hazardous materials or petroleum products.
- **Hazardous materials storage.** Treated wood poles, transformers, vehicles, and other utility equipment have been stored on site since 1987, in some cases directly onto the ground and not within protected spill-controlled areas. Hazardous constituents such as heavy metals, pentachlorophenol, petroleum hydrocarbons, and PCBs are associated with these supplies and equipment. Six 5-gallon rusted metal cans labeled "driveway sealant" were stored south of the shop on concrete and on the bare ground. The contents of the metal cans were visible on the outside of the cans. An unsealed, 55-gallon drum with unidentified contents was observed to be stored on bare ground in the southwest portion of the site. A 1,000-gallon waste oil AST was observed north of the shop situated partly on bare ground and partly on concrete. No secondary containment around the tank was observed.
- **Septic tanks and drainfield.** Two septic tanks and an associated drainfield are currently in use on the property. It is likely that hazardous substances/petroleum products present in wastewater generated from activities on Parcel 10 would be found in the septic tank, septic pump, septic pipes, or drainfield.

Adjacent properties to Parcel 10 include Cliff English/Active Excavator Rental/Best Auto Repair (Parcel 8) and Lincoln Investments/Wild West Mustang (Parcel 9) to the west, Woodinville North (Parcel 3B) to the north, Richard and Cheryl Rennebohm/Woody's Auto Sales (Parcel 12) property to the south, BNSF Railroad to the east, and SR 9 to the west. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 10 were observed during this Phase I effort.

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Parcel 11 — Clifton House/CT Sales

Parcel 11, Clifton House/CT Sales property, is located at 22925 SR 9. It consists of Snohomish County Tax Parcel No. 270535002007. Parcel 11 is roughly rectangular in shape and encompasses an area of approximately 1.8 acres. The property is currently occupied by CT Sales, a rebar fabrication company. A site map of Parcel 11, based on our site reconnaissance, is provided on Figure 16-1.

16.1 Site Location

The Clifton House/CT Sales property (Parcel 11) is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The 1.84-acre parcel is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. It is bordered by SR 9 to the west, Lincoln Investments/Wild West Mustang Ranch (Parcel 9) to the north, Rennebohm/Woody's Auto property (Parcel 12) to the south, and Kennedy-Evergreen/Evergreen Utility Contractors property (Parcel 10) to the south. The general location of the subject property is shown on Figure 1-1. A plan view of the local area is presented on Figure 1-2.

16.2 Historical Information

16.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The address 22925 SR 9 was listed in the 2002 directory as being occupied by CT Sales. The address is not listed in any of the other directories reviewed.

16.2.2 Aerial Photographs

In the 1947 photo it appears that Parcel 11 is vacant and covered by grass. In the 1952 photo, what appear to be stacks of hay and trees cover the property. In the 1967 photo, a dirt or gravel road loops east to west the length of the property. In the 1977 photo, a small building is visible near the eastern boundary of the property and a road runs along the north part of the site. In the 1985 photo, not much change since 1977 is visible. In the 1990 photo, stacks of material have appeared on the southern half of the property and a second small building is present in the northeast property corner. In the 2000 photo, little visible change has occurred on Parcel 11 site since 1990.

16.2.3 Summary of Site Historical Review

Table 16-1 presents a compilation of Parcel 11 features and site history from the 1940s to the present using information gathered from aerial photos, owner/tenant interviews, Ecology records, and city directories.

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TABLE 16-1 Summary of Parcel 11 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Vacant, grasses		AP
1950	1952	Haybales, trees		AP
1960	1967	E-W loop road		AP
1970	1977	Bldg in E part of site; Road along N side of site		AP
	1978 ?		Auto Dealership occupies site 1978?- 1983?	ER
1980	1983		CT Sales begins to occupy site	INT
	1985	Similar to 1977		AP
1990	1990	Material on S part of site; new bldg in NE corner of site	CT Sales business cuts and bends rebar	AP, INT
	1999		(CR) Remediation of hydraulic oil spill	INT, ER
2000	2000	Similar to 1990		AP
	2002	Unremediated hydraulic oil spill		INT
	2002		CT Sales listed in City Directory	CD

^{*}AP=aerial photo; INT=interview; ER=ecology records; CD=city directory; NI=no information

16.2.4 Adjacent Properties Historical Review

A compilation of adjacent property site features, using information gathered from aerial photos, interviews, Ecology records, and a cursory adjacent site reconnaissance is presented in Table 16-2.

TABLE 16-2Summary of Parcel 11 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Wild West Mustang Ranch (Parcel 9)	Auto parts recycling	100s of vehicles	AP, SR, INT
West	State Route 9	2-lane road		SR, AP
	Residences	residential area	houses, yards	SR, AP
South	Woody's Auto Wrecking (Parcel 12)	Auto wrecking yard	100s of vehicles, listed on Ecology's suspected contaminator list	SR, AP, ER

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TABLE 16-2
Summary of Parcel 11 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Resource*
East	Evergreen Utility Contractors (Parcel 10)	Utility vehicle and conduit storage	Vehicles, equipment stored on site	SR, AP, INT

^{*}AP=aerial photo; INT=interview; SR = site reconnaissance; ER = Ecology records

16.3 Site Reconnaissance and Interviews

16.3.1 Site Reconnaissance

On November 27, 2002, a site reconnaissance visit of Parcel 11 was conducted by a CH2M HILL representative and the site foreman, Dave Horne. The property occupies 1.84 acres and is surfaced by dirt and gravel. The main office is located in the east-central portion of the property.

Two hydraulic shears and a wooden storage shed were observed along the south property border. The hydraulic shears were located under a tent directly on graveled ground. Approximately seven 5-gallon containers labeled as hydraulic oil were observed to the west of the hydraulic shears. Within the wooden shed, six 5-gallon containers of oil were observed. Located in front of the shed were an oxygen tank and an acetylene tank, presumably used for welding. A welding box and hot boxes for welding were observed to the west of the storage shed. According to Mr. Horne, welding on Parcel 11 has been only for repair of equipment, and not a part of the rebar fabrication process. Welding is currently conducted on an "as needed basis" by an on-call mechanic according to Mr. Horne. To the east of the shed, an air compressor was observed.

Also observed in the southeast section of the property is a rusted, clam-shell shaped degreasing bin. The bin was stored directly on the ground with no secondary containment such as a drip pan. According to Mr. Horne, the bin was in use until about 5 years ago. When the bin was in use, it was kept about 30 feet north of the storage shed. The solvent used in the bin was odorless kerosene, and was used in such small quantities that it evaporated instead of being removed for disposal, according to Mr. Horne.

A dumpster for scrap metal is located in the southwest property corner. According to Mr. Horne, an area along the southwest portion of the property was independently remediated by CT Sales in 1999 (due to hydraulic oil spills).

Water and sewer lines run along the north property border. A water pump and spigot are located along the north border. In the center area of the property, four 55-gallon drums of Lilyblad Solvent 450 hydraulic fluid, a 500-gallon diesel tank, a 55-gallon kerosene solvent drum, and a 55-gallon drum of motor oil are stored. The 500-gallon diesel tank was stored directly on the ground with no secondary containment. The 55-gallon kerosene solvent and motor oil drums were stored on their side within/on top of a secondary containment structure. The 55-gallon drums of Lilyblad Solvent 450 hydraulic fluid were also stored directly on the ground. According to Mr. Horne, these drums were waiting to be picked up by Lilyblad for recycling.

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Stacks of rebar are stored in the south-central portion of the property. The location of an old septic tank is approximately 20 feet to the southwest of the main office. A former drainfield is located west of the main office. A garage and portable office are located in the northeast corner of the property. An old well head is located about 10 feet south of the garage.

16.3.2 Interviews

On November 26, 2002, two CH2M HILL representatives interviewed Jim House, president of CT Sales, at the site. A second interview of the site foreman, Dave Horne, was conducted by a CH2M HILL representative on November 27, 2002 during the site reconnaissance. A followup telephone interview with Mr. Horne was conducted on February 19, 2003.

CT Sales has occupied the property for the past 19 years operating a rebar fabrication business according to Mr. House. Rebar is bent and cut, but not manufactured, onsite according to Mr. House. According to a previous environmental report, pallets of steel rod are brought onto the site. CT Sales uses two cutting machines and a bending machine to cut and mold the steel rods into custom rebar. Three mobile cranes are used to load and offload pallets of steel bars and finished rebar onto flat bed trucks for transportation to their customers (Radix Ortega Group, 1999). Mr. Horne reported that no containment structure or removal system for rebar dust, "mill scale," exists because the dust is not generated in significant quantities by the cutting shears.

Hydraulic fluids, solvents, and odorless kerosene are the hazardous materials used by CT Sales that may be stored on Parcel 11, according to Mr. House. Mr. House also stated that in 1999, CT Sales conducted an Independent Remedial Action for a hydraulic oil spill from one of the three mobile hydraulic cranes used on the property. Approximately 540 cubic yards of soil was reportedly removed from a southwest portion of the property that was contaminated by hydraulic oil. Remediation was conducted by Wyser Construction, according to Mr. House. A recent, additional spill occurred on the property (see Figure 16-1) in 2002 and has not yet been remediated, he said.

The main office building was built in 1960 according to Mr. House. The buildings are heated by electricity. Water is supplied by Cross Valley Water District, and the property is currently connected to the municipal sewer system. Mr. House also stated that there is a well located northeast of the office building and an inoperable septic tank located southwest of the office building. Mr. Horne indicated that the septic drainfield was located south of the office building.

Housekeeping on the site appeared poor as evidenced by the presence of 5-gallon pails containing oil and multiple 55-gallon drums stored directly on the ground or tilted on their sides. The area surrounding the storage shed was also poorly kept.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

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16.4 Environmental Records Review

16.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 11 (see Section 4.1). The list of environmental databases searched is presented in Table 4-2. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 11 was identified on the CSCSL-NFA (no further action) and VCP databases. According to Ecology files, CT Sales received a no further action designation on October 15, 1999. Details of the remediation are summarized in Section 4.1.1

Other than those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are not likely to have adverse impacts to environmental conditions at Parcel 11. The assumed groundwater flow direction in the Route 9 site vicinity indicates that the likelihood of contaminants from those sites listed on Table 4-4 reaching Parcel 11 is minimal.

16.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 11 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4.

Parcel 11 was not identified as a site that reportedly uses, generates, or stores hazardous or potentially hazardous materials.

16.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 11:

- **Current unremediated hydraulic fluid spill.** A failure in the hydraulic system of a hydraulic crane used by CT Sales in 2002 resulted in a spill in the west-central portion of the property. In addition, there may potentially be other undiscovered hydraulic spills located on site since the cranes are mobile and are moved from time to time.
- Degreasing bin. The degreasing bin/parts washer located east of the storage shed appeared unused at the time of the site visit, but interview information indicated that kerosene had been used as a solvent some time in the past. The degreasing bin is rusted and stored uncovered, directly on grass.
- **Drum storage areas.** A number of 55-gallon and 5-gallon drums were stored throughout the property directly on the ground. Some were stored on their sides. One drum appeared to be abandoned and was surrounded by overgrown bushes.

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- Rebar cuttings and dusts. The area beneath the rebar cutting machines may have accumulated rebar cuttings and steel dust as a result of cutting operations. It is unclear whether CT Sales has implemented a systematic recycling of rebar cutting dusts as recommended in the Independent Remedial Action report.
- **Septic tank drainfield.** While the septic drainfield at Parcel 11 is no longer used, it is possible that hazardous substances/petroleum products present in wastewater and generated from activities on Parcel 11 could have accumulated in the drainfield of the former septic tank and its ancillary equipment.

Adjacent properties to Parcel 11 include Wild West Mustang Ranch (Parcel 9), SR 9 and residences, Woody's Auto Wrecking (Parcel 12), and Evergreen Utility Contractors (Parcel 10). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 11 were observed during this Phase I effort.

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SECTION 17

Parcel 12 — Richard and Cheryl Rennebohm/Woody's Auto

Parcel 12, the Richard and Cheryl Rennebohm/Woody's Auto property, consists of Snohomish County Tax Parcel No. 27053500200600. Parcel 12 is currently occupied by Woody's Auto, an automotive recycled parts and sales company. Rushent Sales, an automotive detailing business, appeared to also be a tenant on the property. The 2.1-acre property is rectangular in shape and the address is 23005 SR 9.

17.1 Site Location

Parcel 12 is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. Parcel 12 is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. The parcel is bordered by SR 9 to the west and BNSF Railroad to the east. The Kennedy-Evergreen Holdings/Evergreen Utility Contractors (Parcel 10) and the Clifton House/CT Sales property (Parcel 11) are located north of Parcel 12. The D.L. and C.L. Fitzpatrick/Fitz Import property (Parcel 13) and Waterman Properties/Insurance Auto Auction property (Parcel 14) are located to the south. The general location of Parcel 12 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 12 is presented on Figure 1-2.

17.2 Historical Information

17.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The site address was listed in the 2002 Cole's Criss Cross City Directories.

17.2.2 Aerial Photographs

In the 1947 aerial photograph, the Parcel 12 property appears vacant and covered by grass. In the 1952 photo, a building (or light contrast feature) has appeared on the western fourth of the property. In the 1967 photo, a small building has appeared along the north border of the west property half. In the 1977 photo, a large, square building and several smaller buildings/vehicles are visible on the western third of the property. In the 1985 photo, rows of vehicles/containers are present on the western half of the site. In the 1990 photo, hundreds of vehicles/containers are visible on the eastern two-thirds of the site; the western third of the site is now occupied by the large, square building that is surrounded by a gravel/dirt/grass surface. What appears to be a dirt access road runs along the north

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boundary of the property. In the 2000 photo, not much visible change has occurred at the site compared with the 1990 photo.

17.2.3 Summary of Parcel Historical Review

Table 17-1 presents a compilation of Parcel 12 features and site history from the 1940s to the present using information gathered from aerial photos, Ecology records, and city directories.

TABLE 17-1 Summary of Parcel 12 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Grass, vacant	Appears undeveloped	AP
1950	1952	Building on W 1/4		AP
1960	1967	Small bldg along N		AP
1970	1977	Multiple bldgs/vehicles		AP
1980	1985	Rows of vehicles/containers		AP, ER
1990	1990	100s of vehicles; large bldg on W part of site		AP
	1997		Woody's Auto Wrecking operating on site	ER
2000	2000	Similar to 1990 photo	Woody's Auto Wrecking	AP, ER CD
	2002		Woody's Auto Wrecking listing	

^{*}AP=aerial photo; ER=ecology records; CD=city directory; NI=no information

17.2.4 Adjacent Properties Historical Review

Table 17-2 summarizes adjacent property site features using information gathered from aerial photos, owner/tenant interviews, a cursory adjacent site reconnaissance, and city directories (if applicable).

TABLE 17-2
Summary of Parcel 12 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Source*
North	CT Sales (Parcel 11)	Steel fabrication	2 hydraulic shears, stacks of rebar	AP, SR, INT
West	SR 9	2-lane road		SR, AP
	Residences	residential area	houses, yards	SR, AP
South	Fitz Import Auto (Parcel 13)	Auto parts recycling business	100s of vehicles, garage, office, monitoring well	SR, AP, INT

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TABLE 17-2
Summary of Parcel 12 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Source*
	Insurance Auto Auction (Parcel 14)	Car sales lot	100s of vehicles, office, 2 monitoring wells	SR, AP, INT
East	BNSF railroad tracks	Railway transport		AP, SR

^{*}AP=aerial photo; INT=interview; SR=site reconnaissance

17.3 Site Reconnaissance and Interviews

Site access and an interview with the property owner were requested but not granted. Consequently, visual site reconnaissance and interviews with the property owner or representatives could not be conducted for Parcel 12.

17.4 Environmental Records Review

17.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 12 (see Section 4.1). The list of environmental databases searched is presented in Table 4-2. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 12 was identified on the CSCSL database. According to Ecology files for Woody's, heavy oils and PCBs were detected in soil at the site in 1999 at concentrations of 34,500 mg/kg and 3.05 mg/kg, respectively. The status of cleanup is listed as awaiting remedial action.

In addition, Finish Technologies was identified on the CSCSL-NFA (no further action) database. No other information was available from Ecology regarding this listing.

Other than those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are not likely to have adverse impacts to environmental conditions at Parcel 11. The assumed groundwater flow direction in the Route 9 site vicinity indicates that the likelihood of contaminants from those sites listed on Table 4-4 reaching Parcel 11 is minimal.

17.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 11 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4.

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Woody's and Rushent Sales were identified as RCRA Small-Quantity Generators (RCRIS-SQG). A small-quantity generator generates less than 100 kilograms of hazardous waste per month.

17.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 for Parcel 12 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. Site reconnaissance and interviews with current owner and occupant were not conducted.

This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 12:

• **Presence of petroleum- and PCB-contaminated soil.** Heavy oils and PCBs were detected in site soil at concentrations of 34,500 mg/kg and 3.05 mg/kg, respectively.

There is a high likelihood that additional recognized environmental conditions may be present at Woody's hazardous materials are likely to have been used, generated, and stored on the property since the late 1970s. However, the identification of recognized environmental conditions at Parcel 12 is not considered complete because no site reconnaissance or interviews with the tenant were conducted.

Adjacent properties to Parcel 12 include CT Sales (Parcel 11) and Evergreen Utility Contractors (Parcel 10) to the north, SR 9 and residences to the west, Fitz Import Auto (Parcel 13) and Insurance Auto Auction (Parcel 14) to the south, and BNSF railroad tracks to the east. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other readily obvious environmental features or conditions that would be a source of offsite contamination to Parcel 12 were observed.

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SECTION 18

Parcel 13 — D.L. and C.L. Fitzpatrick/Fitz Import Auto

Parcel 13, D.L. and C.L. Fitzpatrick/Fitz Import Auto, is located at 23109 SR 9 and consists of Snohomish County Tax Parcel No. 270535002004. Parcel 13 is roughly rectangular in shape and encompasses an area of approximately 4.5 acres. The current property owners are Don L. and C.L. Fitzpatrick; the current tenant is GreenLeaf Acquisitions. GreenLeaf Acquisitions is doing business as Fitz Import Auto, an auto parts recycling business. The property is surfaced with crushed glass, gravel, and pavement. A site map of Parcel 13, based on our site reconnaissance, is provided on Figure 18-1.

18.1 Site Location

Fitz Import Auto (Parcel 13) is located in Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. Parcel 13 is located in a light industrial manufacturing zone within the larger proposed Brightwater Wastewater Treatment Plant Route 9 site. Parcel 13 is bordered by SR 9 to the west. To the south and east of Parcel 13 is Insurance Auto Auctions (Parcel 14). Woody's Auto Wrecking (Parcel 12) is located to the north of Parcel 13. The general location of Parcel 13 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 13 is presented on Figure 1-2.

18.2 Historical Information

18.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The address 23109 State Route 9 was not listed in any of the directories reviewed.

18.2.2 Aerial Photographs

In the 1947 aerial photo the property appears vacant and covered by grass. In 1952, several small structures are present at the center of the north boundary. No changes to the property are noted in the 1967 photo. In the 1977 photo, the property appears vacant again and covered by grass. In the 1985 photo, the property appears to be covered with vehicles and two buildings are visible in the southwest corner. In 1990, the two buildings in the southwest corner are still present with what appears to be a parking area to the west; 12 rows of what appear to be vehicles with aisles between them cover most of the property. In 2000, two more buildings have appeared along the south border with perhaps one more in the property center.

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18.2.3 Summary of Site Historical Review

Table 18-1 presents a compilation of Parcel 13 features and site history from the 1940s to the present using information gathered from aerial photos and owner/tenant interviews.

TABLE 18-1 Summary of Parcel 13 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Vacant	Farming	AP, INT
1950	1952	2 bldgs in N	Farming	AP, INT
1960	1967	Vacant; bldgs gone	Farming	AP, INT
1970	1971		Don Fitzpatrick acquires property	INT
	1977	Vacant; bldgs removed		AP
1980	1985	2 new bldgs in S; Vehicles in N	Fitz Auto Parts business located on site; auto parts recycling	AP, INT
1990	1990	Rows of vehicles	Fitz Auto Parts	AP
2000	2000	2 new bldgs in S	Fitz Auto Parts business sold to GreenLeaf Acquisitions	AP, INT

^{*}AP=aerial photo; INT=interview; NI=no information

18.2.4 Adjacent Properties Historical Review

Table 18-2 summarizes adjacent property site features using information gathered from aerial photos, owner/tenant interviews, Ecology records, and a cursory adjacent site reconnaissance.

TABLE 18-2
Summary of Parcel 13 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Woody's Auto Wrecking (Parcel 12)	Auto wrecking yard	100s of vehicles	AP, ER
West	State Route 9	2 lane road		SR, AP
	Residences	Residential area		SR, AP
South	Insurance Auto Auctions (Parcel 14)	Car auction sales lot	100s of vehicles, 2 monitoring wells	SR, AP, INT
East	Insurance Auto Auctions (Parcel14)	Car auction sales lot	100s of vehicles, 2 monitoring wells	SR, AP, INT

^{*}AP=aerial photo; INT=interview; ER=ecology records; SR = site reconnaissance

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18.3 Site Reconnaissance and Interviews

18.3.1 Site Reconnaissance

On December 6, 2002, a site reconnaissance visit was conducted by two CH2M HILL employees and the property owner, Don Fitzpatrick. The property is covered in the south by pavement, lawn in front of the office, and gravel in the auto lot. The main office is located near the southwest corner of the site with the lawn to the west. In addition to the office building, there are three other buildings located on the property, all located along the south border. According to Mr. Fitzpatrick, underneath the lawn is a septic drainfield. A storm drain is located along the west fenceline. An open ditch is located along the north property boundary.

The vehicle processing building, constructed with corrugated metal, is where liquids are removed from the vehicles. It is located east of the main office and a one-story wooden storage building. The storage building was used for packing and shipping of vehicle parts. Between the storage building and the process building is a concrete slab where engine parts are cleaned. According to Mr. Fitzpatrick, engine parts are cleaned using heated pressure washers and environmentally friendly detergents. Runoff from the engine cleaning goes to an underground oil/water separator, located at the western border of the site, about 30 feet north of the yard entrance.

At the entrance to the vehicle processing building, a trench floor drain was observed. Inside the vehicle processing building, a hydraulic lift, stacks of old tires, batteries stored in plastic bins, and miscellaneous car parts were observed on concrete flooring. According to Mr. Fitzpatrick, the fluids drained from the vehicles are pumped to four ASTs located at the east end of the process area. The four ASTs are separated from the main process area by a wall and are stored undercover inside a 2-foot concrete berm. The ASTs were different sizes and contained gasoline (250-gallon), diesel (150-gallon), antifreeze (150-gallon), and waste oil (250-gallon). Outside of the concrete berm, a trench floor drain was observed. According to Mr. Fitzpatrick, the trench drains to the underground oil/water separator.

The main portion of the vehicle storage yard was graveled. Hundreds of passenger vehicles are linedup in rows. No visible staining was observed. Inside the fence along the western and southern borders of the property is a series of catch basins that receive stormwater runoff from the site. A monitoring well installed by CH2M HILL is located east of the processing area.

Housekeeping practices of the tenant generally appeared to be fair.

18.3.2 Interviews

On December 6, 2000, Mr. Don Fitzpatrick was interviewed by two CH2M HILL representatives during the site reconnaissance visit. A follow-up telephone interview was conducted with Mr. Angus Harris, site manager, on February 12, 2003.

Mr. Fitzpatrick reported that he has been the property owner since 1971; prior to that time the land was used for farming. The property is currently used to store and sell recycled auto parts that are less than 10 years old, according to Mr. Fitzpatrick. Antifreeze, waste oil, diesel, and gasoline are removed from vehicles and used for yard vehicles, sold to car

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dealers, or sold for recycling; car batteries are either sold for reuse or scrap, according to Mr. Fitzpatrick. Antifreeze and waste oil are removed from the site by Safety Kleen, which also removes the waste oil from the oil/water separator.

No prior environmental or geotechnical investigations of the property have been completed according to Mr. Fitzpatrick. There is one monitoring well (installed by CH2M HILL in 2001), one oil/water separator, and one decommissioned septic tank on the property, he said. The monitoring well is located east of the process building. According to a site plan found in Ecology's file, the decommissioned septic tank and drainfield are located at the entrance to the storage yard across from the office.

A UST was installed in 1982 and removed in 1989 according to Mr. Fitzpatrick. Potable water is supplied to the property by Cross Valley Water District, and the property is connected to the municipal sewer system. The buildings are electrically heated.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any recent incidents of fire or hazardous material spills in the vicinity. No response was received.

18.4 Environmental Records Review

18.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 13 (see Section 4.1). The list of environmental databases searched is presented in Table 4-2. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 13 was not identified as a confirmed or suspected contaminated site.

Other than those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are not likely to have adverse impacts to environmental conditions at Parcel 13. The assumed groundwater flow direction in the Route 9 site vicinity indicates that the likelihood of contaminants from those sites listed on Table 4-4 reaching Parcel 13 is minimal.

18.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials were identified within the ASTM-specified search distances of Parcel 13 (see Section 4.2). The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4.

Parcel 13 is listed as having had a UST on site. The capacity of the tank was between 111 to 1,100 gallons. The contents of the UST were not reported. The UST was reportedly removed.

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18.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 13:

- Oil/water separator and catch basins. A series of catch basins are connected to the oil/water separator located at the west fence near the entrance. Sediments accumulated in the separator are recognized environmental conditions.
- Septic tank and drainfield. A septic tank and an associated drainfield are located on the
 property. While the septic tank has been decommissioned, it is possible that hazardous
 substances/petroleum products, if present in wastewater and generated from activities
 on Parcel 13, could accumulate in the drainfield of the former septic tank and its
 ancillary equipment.

Adjacent properties to Parcel 13 include SR 9 and residences, Woody's Auto Wrecking (Parcel 12), and Insurance Auto Auction (Parcel 14). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other obvious environmental features or conditions considered to be a potential source of contamination to Parcel 13 were observed during this Phase I effort.

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SECTION 19

Parcel 14 — Waterman Properties/Insurance Auto Auction

Parcel 14, the Waterman Properties/Insurance Auto Auction (IAA) property is located at 23219 SR 9 and 23111 SR 9 in Woodinville, Washington. Parcel 14 is 16.0 acres in size and consists of five Snohomish County tax parcels: 270535002008, 270535002009, 270535002010, 270535002023, and 270535002005. Since April of 2000, Parcel 14 has been occupied by IAA, a wholesale holding company and auction sales of totaled automobiles. Prior to 1997, the site was occupied by two auto recyclers and a trailer manufacturer. A site map of Parcel 14, based on our site reconnaissance, is provided on Figure 19-1.

19.1 Site Location

The Waterman Properties/Insurance Auto Auction (Parcel 14) is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The 16-acre property, located in a light industrial manufacturing zone in the southern portion of the proposed Route 9 Brightwater Wastewater Treatment Plant Route 9 site, is bordered by SR 9 and Fitz Import (Parcel 13) to the west, Richard and Cheryl Rennebohm/Woody's Auto property (Parcel 12) to the north, BNSF Railroad to the east, and Fitz Auto Parts Inc./Legacy/GreenLeaf Import property (Parcel 15) to the south. The general location of Parcel 14 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 14 is presented on Figure 1-2.

19.2 Historical Information

19.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The address 23219 SR 9 was listed in the 2002 directory as being occupied by Insurance Auto Auctions. The address 23111 SR 9 was not listed in any of the directories reviewed.

19.2.2 Aerial Photographs

In the 1947 aerial photo, six buildings are visible in the northwest property corner along SR 9. What appears to be a stock pond is visible near the property center. Trees line the eastern property border. Another building is present in the southwest area of the property. In 1952, what appears to be a second, smaller stock pond has appeared just north of the other stock pond. The southern quarter of the property is not visible in this photo. In the 1967 photo, a road from SR 9 forks eastward into the property with three buildings at the end. Two buildings in the northwest area of the property are present. What appear to be

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east-west plow lines are present in the southern half of the property. Stock ponds are no longer visible.

In 1977, the southwest portion of the property is occupied by what appear to be several hundred vehicles/containers/drums. Multiple buildings have appeared on the western quarter of the property. The eastern half of the property remains undeveloped. In 1985, rows of vehicles/containers/drums also cover the eastern half of the property. The central west area of the property has been cleared and two small buildings are now present.

In 1990, five buildings are visible in the northwest property corner adjacent to SR 9. More vehicles/containers/drums have filled in remaining areas of the site. In 2000, the western half of the property is nearly vacant and appears graveled. Four lines of vehicles/containers/drums are visible. The eastern half of the property has eight rows of vehicles/containers/drums present on what appears to be gravel. Two buildings are present on the property bordering SR 9.

19.2.3 Summary of Site Historical Review

Table 19-1 presents a compilation of Parcel 14 features and site history from the 1940s to the present using information gathered from aerial photos, owner/tenant interviews, Ecology records, and city directories.

TABLE 19-1 Summary of Parcel 14 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940			Farmland from 1930s-1971	INT
1940	1947	Stock pond at site center; 6 bldgs in NW; 1 bldg in SW		AP
1950	1952	Second stock pond appears		AP
1960	1967	Road, plow lines appear; ponds gone; 2 bldgs remain in NW part of site		AP
1970	1971		Site acquired by A. Paul Waterman	INT
			Gerry's Foreign Auto Service receives conditional use permit, 1971-97	INT
	1977	Appearance of 100s of	Auto wrecking yard	
		vehicles, drums in SW		AP, INT
1980	1981		Property tenants: Garland Trailer Manufacturing 1981-97; Cadillac Wrecking Yard 1981-91	INT
	1985	NW part of site appears to be mostly vacant	Garland Trailer Manufacturing occupies this area of site	AP, INT
1990	1990	5 bldgs in NW area of site		AP
	1991		Discount Auto Wrecking is also tenant from 1991-97	INT

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TABLE 19-1 Summary of Parcel 14 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
	1994		Gerry's Foreign Auto Service appears	ER
		on Ecology's CSCSL list All tenants requested to move	INT	
	1995		INT, ER	
	1995		1995-1997 cleanup of contaminated soils	IIVI, LIX
	1995			INT
	1997		Well abandoned in 1997(no ER of abandonment)	
2000	2000	Graveled in W	Insurance Auto Auction becomes tenant in 2000.	AP, INT
	2002			CD
	2302		First property listing in City Directory (tenant IAA)	

^{*}AP=aerial photo; INT=interview; ER=ecology records; CD=city directory

19.2.4 Adjacent Properties Historical Review

Table 19-2 summarizes adjacent property site features using information gathered from aerial photos, owner/tenant interviews, Ecology records, and a cursory adjacent site reconnaissance.

TABLE 19-2
Summary of Parcel 14 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Fitz Import Auto (Parcel 13)	Auto parts recycling facility	100s of vehicles, garage, office, 1 monitoring well	AP, SR, INT
	Woody's Auto Wrecking (Parcel 12)	Auto wrecking yard	100s of vehicles, office	AP, ER
West	SR 9	2 lane road		SR, AP
	Residences	Residential area		SR, AP
South	Fitz Auto Parts (Parcel 15)	Auto parts recycling	100s of vehicles, 2 garages, 2 offices	SR, AP, INT
East	BNSF Railroad tracks	Railway system		SR, AP
	SR 522			
		2 lane road		SR, AP

^{*}AP=aerial photo; INT=interview; ER=ecology records; SR=site reconnaissance

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19.3 Site Reconnaissance and Interviews

19.3.1 Site Reconnaissance

On December 10, 2002, two CH2M HILL representatives met with one of the property owners, Richard Waterman, and the branch manager of IAA, Johnny Pesacreta, to conduct a site reconnaissance of the property. Parcel 14 is 16 acres in size. About 90 percent of the site is covered by gravel and crushed glass; the remaining 10 percent is covered by buildings and pavement. The main office building lies in the western part of the site. South of the office building is the buyer's parking lot. Several trees were present along the western edge of the buyer's parking lot. A bioswale was observed in the buyer's parking lot along the south site border. A north-south trending bioswale (stormwater and silt retention area) lies just north of the main office; at the northern extent of the bioswale, a buried concrete sump is located for stormwater storage according to Mr. Pesacreta. A lone tree was observed east of the office building in the sales lot.

A vehicle washdown area is located just east of the north gate, in the sales lot. According to Mr. Pesacreta, cars brought to the site are inspected and washed here before being placed in the sales lot. During the site reconnaissance visit, cars were observed being parked and photographed in this area. According to interview information, if fluids are leaking from a vehicle, the fluids are removed in this area before the vehicle is placed in the sales lot. Adjacent to the north of the washdown area is the Farmer's Insurance Office. To the east of the Farmer's Insurance Office is a diesel AST (size and secondary containment unknown).

The IAA vehicle sales lot is surfaced with gravel and crushed glass and contains hundreds of cars. A bioswale and a sewer manhole with a damaged cement mounting were observed in the northeast corner of the sales lot. A culvert (Watercourse 6) from the eastern property edge passes westward under the site toward the stormwater sump, daylighting in the bioswale located west of the main office. Another culvert (Watercourse 5) passes from the southeast part of Parcel 14 to the southwest portion, daylighting in the bioswale along the south border of the property (King County, 2002).

Two CH2M geotechnical monitoring wells installed in 2001 are located on Parcel 14. One is located in the southwest site corner (in the buyer's parking lot, south of the office) and the other is present in the northeast site corner. A meteorological monitoring tower is also located in the buyer's parking lot.

Parcel 14 appeared to generally have good housekeeping, with neat aisles between the rows of cars. No spare car parts or other debris were observed lying on the property. No obvious stains were observed on the gravel throughout the site.

19.3.2 Interviews

On December 10, 2002, interviews were conducted with one of the property owners, Richard Waterman, and IAA's branch manager, Johnny Pesacreta. Mr. Waterman reported that A. Paul Waterman (his father) purchased the property in 1971. Prior to 1971, the site was occupied by a farm, according to Mr. Waterman. The south portion of the site was previously occupied by Gerry's Foreign Auto Service, a business owned by Gerry Waterman. According to Richard Waterman, Gerry's Foreign Auto Service received a conditional use

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permit to operate a wrecking yard business from 1971 through 1997. Also present on site during most of the 1971-1997 interval was Garland Trailer Manufacturing, which occupied the western portion of Parcel 14, just south of Parcel 13. The Cadillac Wrecking Yard and Discount Auto Wrecking occupied the north part of Parcel 14, adjacent to the west of Parcel 13 from 1981 to 1991 and 1991 to 1997, respectively. Between 1995 and 1997, at the request of Mr. Waterman, all tenants (including Gerry's Foreign Auto Service) vacated the property. From 1995 to 1997, Waterman L.P. began a Voluntary Cleanup Program to remove petrochemicals, lead, and cadmium from the soils.

According to Mr. Waterman (and Ecology reports), in 1997 Axelsen Pump & Well Service was hired to decommission a drinking water well in accordance with applicable regulations. However, Mr. Waterman reported that Axelsen Pump & Well never filed a certificate of decommission with Ecology. Mr. Waterman reported that he did not know the exact location of the well on the property, but believed its location to be just west of the office. Mr. Waterman also reported that at a later time the well was located and determined to be improperly decommissioned with respect to WAC 173-160-381.

Two stock ponds used to be located above the culvert (watercourse 6) but have since been filled in, reported Mr. Waterman.

Mr. Waterman reported that from 1997 to 2000, the property was vacant; the lease with IAA began in April 2000. IAA has been operating on site for less than 3 years according to Mr. Waterman.

Mr. Pesacreta reported that current IAA business activity includes the storage and auction of cars, with about 2 acres of Parcel 14 that are "unusable," consisting of a front parking lot area and perimeter area. A septic tank that served the site prior to municipal sewer connection was located" under the front doorstep" of the main office, but was removed just before IAA began business according to Mr. Pesacreta. The location of the associated drainfield was not identified.

Mr. Pesecreta reported that when IAA began business, it was necessary for them to conform to current Snohomish County stormwater regulations. This included graveling the site as well as installing three bioswales and underground stormwater detention sumps. Prior to the upgrading of the stormwater detention systems in 2000, Mr. Persecreta reported that stormwater sheet flow across the property had on at least one occasion caused flooding to occur on properties located on the west side of SR 9.

According to Mr. Pesacreta, vehicles to be auctioned are delivered to Parcel 14 by truck. The vehicles are then inspected, photographed, and washed at the vehicle washdown area, located just east of the north gate. No vehicle maintenance or repair is reportedly conducted on the property. Mr. Pesacreta indicated that automotive fluids (i.e., motor oil, gasoline) that might be released from the vehicles as a result of accidents would have likely been released prior to IAA's arrival on the property. Therefore, releases of petroleum or other hazardous materials at Parcel 14 as a result of IAA's operations are likely to be minimal, he said. However, if fluids were observed to be leaking from vehicles, the fluids would be removed from at the vehicle washdown area before being placed in the sales lot he said. He did not indicate whether there was an oil/water separator located near the vehicle washdown area.

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The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

19.4 Environmental Records Review

19.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances of Parcel 14 (see Section 4.1). The list of environmental databases searched is presented in Table 4-2. The names and addresses of these sites and the environmental databases that they appear in are presented in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 14 was identified as a CSCSL-NFA site. According to the EDR report, Gerry's Foreign Auto Service LTD received a no further action designation from Ecology on February 12, 1997.

Other than those located within the Route 9 site, all other sites listed in Table 4-4 are either downgradient or are more than 1 mile from Parcel 14. Therefore, they are not likely to have adverse impacts to environmental conditions at Parcel 14.

19.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) were identified within the ASTM-specified search distances of Parcel 14. The site names and addresses of these sites and the environmental databases that they appear in are listed in Table 4-4.

Parcel 14 was identified as having a UST. According to the EDR report, the capacity of the UST was between 111 to 1,000 gallons and contained leaded gasoline. There was no record of the UST removal in the EDR report. However, according to the *Independent Remedial Action Program Final Report* (Eco-Tec, Inc., 1996), this UST was removed in 1995 during the independent remedial cleanup conducted by the property owner.

19.4.3 Summary of Environmental Records Review

Gerry's Foreign Auto Service, one of the previous tenants at Parcel 14, is listed on Ecology's CSCSL-NFA and UST databases. Gerry's conducted a MTCA independent cleanup between 1995 and 1997 and received a no further action designation from Ecology with respect to its TPH, cadmium, and lead soil contamination. Approximately 3000 cubic yards of thermally treated soil was used as backfill at excavated areas, including the former parts washing slab, slab sump, sump drainfield, UST, and previous engine core storage areas. Confirmation sampling of the treated soil indicated that cadmium is present above the MTCA Method A cleanup level. The independent actions conducted at Gerry's did not include an evaluation of groundwater quality with the exception of two samples collected from a 90-foot drinking water well. The water samples were analyzed for gasoline, diesel, oil, lead, and BETX. Results indicated that no analyte concentrations were above laboratory detection limits. Shallow groundwater quality was not evaluated.

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In addition, no information is available in Ecology files regarding other former tenants at Parcel 14, including Discount Auto Wrecking (1991 to 1997) and Cadillac Wrecking Yard (1981 to 1991) at the northeast portion of the site, and Garland Trailer Manufacturing (1981 to 1997) at the area south of D.L. and C.L. Fitzpatrick/Fitz Import (Parcel 13). Given the nature of the vehicle parts recycling businesses and the length of time that these businesses have been in operation (from early 1980s to 1997), it is likely that previously undiscovered subsurface contamination may be present.

19.5 Summary of Findings and Conclusions

Based upon the records review and actions completed in this Phase I ESA, five likely recognized environmentally conditions are considered to occur on Parcel 14. The following section summarizes the findings and conclusions of recognized environmental conditions identified at Parcel 14. These include:

- Thermally treated soil at the previously excavated areas. Approximately 3000 cubic yards of thermally treated soil was placed back on the property at the excavation areas where the former parts washing slab, slab sump, sump drainfield, and UST were located. Samples of the soil indicated concentrations of cadmium remain above the MTCA Method A level.
- Northeast portion of the site formerly occupied by Discount Auto Wrecking and Cadillac Wrecking Yard. Information on the northeast portion of the site formerly occupied by Discount Auto Wrecking and Cadillac Wrecking Yard, was not available from the sources reviewed during this Phase I effort. Cadillac Wrecking Yard operated in this area from 1981 to 1991. Discount Auto Wrecking operated in this area from 1991 to 1997. Hazardous materials such as petroleum products and heavy metals are known to be associated with auto wrecking. The area where these businesses operated was not known to be paved or designed with drainage control features. The waste management practices of these operations are also unknown. In addition, there was some evidence that contaminant migration to Discount Auto Wrecking from Gerry's may have occurred.
- Northwest portion of the site formerly occupied by Garland Trailer Manufacturing. Information on the area formerly occupied by Garland Trailer Manufacturing was not available from the sources reviewed during this Phase I effort. Hazardous materials such as petroleum products and heavy metals may have been used at the site. The area where these businesses operated was not known to be paved or designed with drainage control features. The waste management practices of these operations are also unknown. In addition, there was some evidence that contaminant migration to Garland Trailer Manufacturing from Gerry's may have occurred.
- **Septic drainfield.** A septic tank and an associated drainfield were in use until 2000 when the septic tank was removed. It is likely that hazardous substances/petroleum products present in wastewater generated from activities on Parcel 14 would be found in the ancillary equipment (if not removed) and in the drainfield.
- Groundwater. Insufficient information was available to clearly demonstrate that groundwater at the parcel site was not affected by past activities. Perched shallow

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groundwater, if present, may be contaminated as a result of historical activities at Gerry's.

• **Abandoned well.** A well located on the property was reportedly improperly abandoned. An improperly abandoned well can be a conduit for contaminants to enter the groundwater.

Adjacent properties to Parcel 14 include Fitz Import Auto (Parcel 13), Woody's Auto Wrecking (Parcel 12), SR 9, and Fitz Auto Parts (Parcel 15). As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other obvious environmental features or conditions considered to be a potential source of contamination to Parcel 14 were observed in adjacent areas during this Phase I effort.

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SECTION 20

Parcel 15 – Fitz Auto Parts/ Legacy/GreenLeaf Import

Parcel 15, the Fitz Auto Parts/Legacy/GreenLeaf Import property, consists of three Snohomish County tax parcels: Nos. 270535002014, 270535002019, and 270535002012. Parcel 15 is roughly rectangular in shape and encompasses an area of approximately 7.75 acres. It is currently occupied by Green Leaf Import Brand, a recycled domestic automotive parts sales business. Parcel 15 has two street addresses: 23323 SR 9 and 23421 SR 9. A site map of Parcel 15, based on our site reconnaissance, is provided on Figure 20-1.

20.1 Site Location

Parcel 15 is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The 7.75-acre property, located in a light industrial manufacturing zone in the southern portion of the proposed Route 9 Brightwater Wastewater Treatment Plant site, is bordered by SR 9 to the west, Waterman Properties/Insurance Auto Auction property to the north, BNSF Railroad to the east, and Fitz-patrick/Fitzpatrick/Evergreen West Wholesale Lumber to the south. The general location of the subject property is shown on Figure 1-1. A plan view of the local area is presented on Figure 1-2.

20.2 Historical Information

20.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The address 23421 SR 9 was listed in the 2002 directory as a residence and the address 23323 SR 9 was listed as Fitz Auto Parts.

20.2.2 Aerial Photographs

In the 1947 photo, the property appears undeveloped, the western two-thirds covered by grass and the eastern third covered by trees. The 1952 photo does not cover the property. In the 1967 photo, what appears to be a small pond is present in the northeast property corner. A small building is visible in the southwest property corner. It appears that the trees on the eastern side of the property have been replaced by shrubs or a marsh. In 1977, the western half of the property has been developed. A feature resembling a parking lot occupies the western quarter of the property. Six rows of what appear to be vehicles now occupy the western property area. Two buildings have also appeared in the central portion of the site near the north property line. The eastern half of the property has been cleared and appears to be covered by grass; the pond feature is no longer visible. In the 1985 photo, what appear to be vehicles now also occupy the eastern two-thirds of the property. A large rectangular

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building has appeared in the southwest property corner. In the 1990 photo, three buildings are now visible along the western property edge. It appears that eight buildings and/or portable trailers are located on the eastern half of the property. On the western property half, seven east-west trending rows composed of what appear to be vehicles are present. In the 2000 photo, nine buildings are visible on the property: seven along the western edge and three in the northeast property corner. East-west rows of vehicles now extend the full length of the southern half of the property.

20.2.3 Summary of Historical Sources

Table 20-1 summarizes Parcel 15 features and site history from the 1940s to the present using information gathered from aerial photos, interviews, and city directories.

TABLE 20-1
Summary of Parcel 15 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	Vacant; grass, trees	Appears undeveloped	AP
1950	1952		Site not visible in 1952 aerial photo	
960	1967	Stock pond feature in NE site corner		AP
	1967	Bldg in SW site corner	Farm with 17 horses	AP, INT
970	1971		Property acquired by Don Fitzpatrick	INT
	1975		Auto recycling business began onsite	INT
	1977	2 bldgs at east; rows of vehicles at center; stock pond gone	Fitz Auto Parts storage lot and processing bldgs	AP, INT
980	1985	Vehicles occupy central 2/3 of site; bldg in SW of site	Fitz Auto Parts business	AP, INT
990	1990	~6 bldgs on W 1/3 of site	Dispatch building, smelter, crushing facility, other	AP, INT
2000	2000	Vehicles occupy W 3/4 of site		AP
	2000		Fitz Auto Parts business sold to	INT
	2002		GreenLeaf	CD
			Fitz Auto Parts listed in City Directory	

^{*}AP=aerial photo; INT=interview; CD=city directory; NI=no information

20.2.4 Adjacent Properties Historical Review

Table 20-2 summarizes adjacent property features using information gathered from aerial photos, interviews, and a cursory adjacent site reconnaissance.

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TABLE 20-2
Summary of Parcel 15 Adjacent Properties Site Features and Current Property Use

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Insurance Auto Auctions (Parcel 14)	Car auction sales lot	100s of vehicles, 2 monitoring wells	SR, AP, INT
West	SR 9	2 lane road		SR, AP
	Residences	Residential area		SR, AP
South	Evergreen West Lumber (Parcel 16)	Wholesale lumber yard	Stacks of lumber, lifting equipment, storage areas	SR
	Residences (Parcel 16)	2 residential houses	Septic tanks, drainfields	AP
East	BNSF Railroad tracks	Railway system		SR, AP
	SR 522			
		2 lane road		SR, AP

^{*}AP=aerial photo; INT=interview; SR=site reconnaissance

20.3 Site Reconnaissance and Interviews

20.3.1 Site Reconnaissance

On December 6, 2002, two CH2M HILL representatives met with one of the property owners, Don Fitzpatrick, to conduct a site reconnaissance of Parcel 15. Most of the western part of the property is asphalt-paved parking lot whereas most of the eastern part is gravel covered. A parts warehouse building is located in the southwest property corner. A mobile office is located adjacent to the north of the warehouse building. To the east is an automotive transmission storage area.

Northeast of the mobile office is the vehicle processing area where fluids and car batteries are removed from vehicles for reuse or recycling. The vehicle processing area is underlain by concrete and partially covered by a metal canopy. There are three lifts under the canopy for elevating vehicle bodies for fluid and parts removal. Three ASTs (estimated less than 1,000 gallons) were observed east of the fluid processing area. The ASTs are used to contain gasoline and diesel removed from vehicles. One of the ASTs was labeled "waste water." Other fluids removed from vehicles are stored in other containers. The containers were stored under cover. A series of parts storage containers are located north of the vehicle processing area.

The easternmost part of the property is used to store vehicles. An asphalt pad, oil/water separator, a radiator crusher, a small aluminum smelter, and a former dispatch building are located in the northeast property corner. The former dispatch building is currently being used for storage and vehicle maintenance. The aluminum smelter is reportedly used for melting radiators. The smelter is underlain by gravel and appears to be powered by electricity. A photograph of the smelter is included in Appendix C. Chemicals including reclaimed solvents and gas cylinders were stored under the carport of the dispatch building.

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An abandoned well is located along the north property border, indicated by Mr. Fitzpatrick, though its exact location was obscured by gravel.

A main office complex is located at the west property fence. A propane AST is located adjacent to the sales office in the central-west part of the property. According to a site plan found in Ecology files, a septic tank and associated drainfield are located to the east of the main office complex. Another septic tank is located just east of the sales office. According to interview information, this septic system has been decommissioned.

An open ditch was observed to the southwest of the former dispatch building. According to the site plan, this north-south trending ditch receives discharge from the oil/water separator and channels the water south towards the south property boundary where it intersects with another open ditch that drains west along the south property boundary. Also according to the site plan, a network of catch basins is located throughout the site. These catch basins receive stormwater runoff from the site. The stormwater eventually discharges into Howell Creek which runs along the southwest boundary of the property.

Based on observations made during the site visit and additional information provided by Mr. Fitzpatrick, the following hazardous substances are used and/or stored at the site:

- Gasoline
- Diesel fuel
- Waste oil
- Antifreeze
- Solvents and other cleaning fluids
- Brake fluid
- Batteries

20.3.2 Interviews

On December 6, 2002, an interview with one of the current property owners, Mr. Don Fitzpatrick, was conducted by two CH2M HILL representatives during the site reconnaissance visit. The current property owner is Legacy International; the current tenant is GreenLeaf Import Brand. Mr. Fitzpatrick reported that he has been the property owner since 1971; the previous land use was farming. The property is currently used to store and sell recycled auto parts that are less than 10 years old, according to Mr. Fitzpatrick. No prior environmental or geotechnical investigations regarding the property have been completed, he said.

There is one abandoned well and a decommissioned septic system on the property. Mr. Fitzpatrick reported that two USTs have been removed from the property. The size, previous contents, and date of removal were not known. Antifreeze, oil, diesel, and gasoline are removed from vehicles and are either used for yard vehicles, sold to car dealers, or sold for recycling; car batteries are either sold for reuse or scrap, according to Mr. Fitzpatrick. Water is supplied to the property by the Cross Valley Water District, and the property is connected to the municipal sewer system. A septic system located near the sales office has reportedly been decommissioned. The sales office is heated by a propane AST according to Mr. Fitzpatrick. The site has an aluminum smelter that operates twice annually.

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The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

Mr. Steve Van Slyke of the Puget Sound Clean Air Agency (PSCAA) was contacted on February 13, 2003, regarding the aluminum smelter. Based on PSCAA database information, the aluminum smelter has been inspected in 1997 and 1999. A notice of construction for the smelter was filed after the 1997 inspection and the smelter currently operates under a permit. Additional information on the smelter may be obtained by viewing PSCAA's files for the facility. According to Mr. Van Slyke, PSCAA's primary concern for the smelter is that its use remain restricted to melting aluminum and that it is not used for other activities such as melting other metals or burning debris or non-metal materials.

20.4 Environmental Records Review

20.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances from Parcel 15. The lists of environmental databases searched are presented in Table 4-2. The names and addresses for the confirmed or suspected contaminated sites are listed in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 15 was not identified as a confirmed or suspected contaminated site. Except for those located within the Route 9 site, all of the other confirmed or suspected contaminated sites are either downgradient or more than 1 mile from Parcel 15. Therefore, they are not likely to have adverse impacts to environmental conditions at Parcel 15.

20.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) were identified within the ASTM-specified search distances of Parcel 15. The site names and addresses of these sites and the environmental databases they appear in are listed in Table 4-4.

Parcel 15 was listed on the UST database. According to information in the EDR report, two USTs have been removed from the site. One contained unleaded gasoline; the substance contained in the other was not reported. The tank capacities were not reported.

20.4.3 Summary of Environmental Records Review

Parcel 15 is listed on the UST list as having two removed USTs. Ecology maintains a file on Parcel 15 related to the general NPDES stormwater permit held by Fitz Auto parts. Information about the UST removal was not obtained. Based on information in Ecology's files, Fitz Auto Parts appears to generally be in compliance with its stormwater permit.

Except for the parcels located within the Route 9 site, all of the other sites listed in Table 5-2 are located cross gradient or downgradient of Parcel 15 or are located more than 1 mile away from the Route 9 site. Therefore, they are not likely to have adverse impacts to environmental conditions at Parcel 15. Parcels located within the Brightwater Route 9 site that

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have environmental conditions that could impact Parcel 15 are discussed in separate reports.

20.5 Summary of Findings and Conclusions

CH2M HILL has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 15 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 15:

- **Septic system.** A septic system consisting of two septic tanks and a drainfield is present on the site, although it is reportedly no longer in use. It is possible that if historic practices resulted in incidental discharges of hazardous substances to the drainfield that may have impacted the parcel.
- Aluminum smelter. Mr. Fitzpatrick reported that the aluminum smelter is currently
 used once or twice per year to melt crushed radiators and recycle the aluminum. Historical use of the aluminum smelter is unknown. This process could have resulted in
 airborn contaminants impacting nearby and downwind soils.
- Stormwater sediments. Stormwater sediments are collected in a series of catch basins and in the open ditches located in the east central portion of the property and along the south boundary of the property. The site currently operates under a general NPDES stormwater permit. Prior to issuance of the NPDES permit, stormwater discharge was unregulated. It is possible that historic releases of petroleum products and/or hazardous substances from the vehicles stored on the property could have entered the stormwater system that in turn could have contaminated sediments.
- Hazardous materials storage areas, current and historic. Mr. Fitzpatrick began an auto recycling business on the site in 1975. Although current housekeeping practices appear to be fair, historic material storage practices could have resulted in accidental or other releases of hazardous substances to the ground. Historically, auto wrecking and parts recycling businesses have been associated with releases of hazardous substances into the environment.

Adjacent properties to Parcel 15 include Insurance Auto Auction (Parcel 14) to the north, BNSF Railroad to the east, Evergreen West Wholesale Lumber (Parcel 16) to the south, and SR 9 to the west. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other obvious environmental features or conditions considered to be a potential source of contamination to Parcel 15 were observed in adjacent areas during this Phase I effort.

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SECTION 21

Parcel 16 — Fitzpatrick/Fitzpatrick/Evergreen West Wholesale Lumber/Log Rental Home/ Small Rental Home

Parcel 16, the Fitzpatrick/Fitzpatrick/Evergreen West Wholesale Lumber/Log Rental Home/Small Rental Home (Fitz/Fitz) property, consists of two Snohomish County tax parcels: Nos. 270535002011 and 270534102700. Parcel 16 is roughly triangular in shape and is 3.33 acres in size. The eastern part of the parcel is currently occupied by Evergreen West Wholesale Lumber; the western part of Parcel 16 is occupied by a log rental home and a small rental home. Evergreen West Wholesale Lumber is a wholesale lumber business with an address of 23427 SR 9. The log rental home has an address of 23421 SR 9. The small rental home has no separate address. A site map of Parcel 16, based on our site reconnaissance, is provided on Figure 21-1.

21.1 Site Location

The Fitz/Fitz property (Parcel 16) is located in the Northwest Quarter of Section 35, Township 27 North, Range 5 East, Willamette Meridian, in the area known as the Maltby area in unincorporated Snohomish County within the City of Woodinville. The 2.1-acre property, located in a light industrial manufacturing zone in the southern portion of the proposed Route 9 Brightwater Wastewater Treatment Plant site, is bordered by SR 9 to the west, Fitz Auto Parts/Legacy/GreenLeaf Import to the north, and Burlington Northern Railroad to the southeast. The general location of Parcel 16 is shown on Figure 1-1. A plan view of the local area surrounding Parcel 16 is presented on Figure 1-2.

21.2 Historical Information

21.2.1 City Directory

Cole's Criss Cross City Directories were reviewed in approximately 5-year intervals from 1970 through 2002. The address 23421 SR 9 was listed in the 2002 directory as a residence. The address 23427 SR 9 was not listed in any of the directories reviewed.

21.2.2 Aerial Photographs

In the 1947 aerial photo, only the northern tip of the property is visible. The property appears to be undeveloped and covered by bare ground, grass, and trees. In the 1967 aerial photo, the property is still covered by trees and grass. A house is visible in the northwest third of the property. In the 1977 aerial photo, only the northern 75 percent of the property is included in the photo. A road extending from SR 9 to just south of the house is visible in the northwest third of the property. In the eastern third of the property, a large clearing, with two buildings, is surrounded by trees. Not much change appears to have occurred

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between 1977 and 1990. In the 1990 photo, a second house is visible south of the road in the northwest third of the property. The road has been extended from SR 9, between the houses to the eastern extreme of the property. The property appears the same in the 2000 aerial photo except for two rows of light colored material present in the northeast section of the property.

21.2.3 Summary of Site Historical Review

Table 21-1 presents a compilation of Parcel 16 features and site history from the 1940s to the present using information gathered from aerial photos and owner/tenant interviews.

TABLE 21-1
Summary of Parcel 16 Site Features and Property Use

Decade	Year	Site Features	Site Uses	Source*
Before 1940				NI
1940	1947	North part of site covered by trees, grasses	(S part of site not covered by aerial photo)	AP
1950	1952		(site not covered by aerial photo)	AP
1960	1967	West part of site covered by trees; building in NW part of site		AP
1970	1977	Clearing in central N part of site; 2 bldgs in E		AP
1980	1985	No apparent change since 1977 photo		AP
1990	1990	New bldgs in central N and W	Parson's Rockery operated on property	AP, INT
2000	2000	2 rows of material in NE	Howell Creek passes through property; Evergreen West Wholesale Lumber main tenant; chinchilla barn is unoccupied on W part of site	AP, INT
	2000		Property acquired by Fitzpatrick/Fitzpatrick	INT

^{*}AP=aerial photo; INT=interview; NI=no information

21.2.4 Adjacent Properties Historical Review

Table 21-2 presents a compilation of adjacent property site features, using information gathered from aerial photos, interviews, and a cursory adjacent site reconnaissance.

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TABLE 21-2
Summary of Parcel 16 Adjacent Properties Site Features and Current Uses

Direction	Site Name	Current Site Use	Features Noted	Resource*
North	Fitz Auto Parts (Parcel 15)	Auto parts recycling	100s of vehicles, 2 offices	AP, SR, INT
West	State Route 9	2-lane road		SR, AP
South	Railroad Tracks	Railway transport		SR, AP
	State Route 522	2-lane road		SR, AP
East	Railroad Tracks	Railway transport		SR, AP
	State Route 522	2-lane road		SR, AP

^{*}AP=aerial photo; INT=interview; SR = site reconnaissance

21.3 Site Reconnaissance and Interviews

Parcel 16 is 3.3 acres in size and consists of two Snohomish County tax parcels: 270535002011 (east portion; 2.1 acres) and 270534102700 (west portion; 1.23 acres). Visual site reconnaissance and interviews were conducted for the east and west portions of Parcel 16 separately. The results are presented below in separate sections and referred to as the Parcel 16/West and Parcel 16/East portions.

21.3.1 Parcel 16/West Portion

21.3.1.1 Site Reconnaissance

On December 6, 2002, two CH2M HILL representatives met with one of the property owners, Don Fitzpatrick, to conduct a site reconnaissance of Parcel 16/West. Parcel 16/West is triangular in shape and 1.2 acres in size and currently occupied by two rental residences, referred to herein as the log rental home and the small rental home. Parcel 16/West is bordered to the west by SR 9 and to the south-southeast by the BNSF Railroad tracks. To the north of the log rental home is a detached garage and a barn formerly used to raise chinchillas. Adjacent to the garage is a wellhouse. Howell Creek runs along the northeast border of the property. A sandlot is located to the east of the log rental home. According to Mr. Fitzpatrick, a septic drainfield is located under the sandlot. The small rental home is located farther to the east of the log rental home and sandlot. The small rental home is constructed with wood siding and has a flat roof.

21.3.1.2 Interviews

According to Mr. Fitzpatrick, the Howell family was the previous owner of Parcel 16 (both East and West portions) from about 1930 to 1999. He said the homes are electrically heated. Mr. Fitzpatrick stated that in addition to the two residential buildings, a wellhouse, a septic tank, and a drainfield are located on the property. Currently, there are two separate tenants occupying the log rental home and the small rental home and the chinchilla barn stands vacant. Mr. Fitzpatrick reported that the log rental home was built sometime around 1930,

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and the other structures (small rental home, chinchilla barn, wellhouse) were built at a later unknown date.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

21.3.2 Parcel 16/East Portion

21.3.2.1 Site Reconnaissance

On December 6, 2002, two CH2M HILL representatives met with one of the Parcel 16/East property owners, Don Fitzpatrick, to conduct a site reconnaissance of Parcel 16/East. The Parcel 16/East is 2.1 acres and currently occupied by Evergreen West Wholesale Lumber. Evergreen West Wholesale Lumber is a lumber yard that stores primarily untreated lumber, but also some treated lumber. Approximately 80 percent of the site is paved and the remaining 20 percent is graveled. The property is elevated to the northeast and the site is bordered on the south and east by woods and by the BNSF Railroad tracks. To the southwest lies a residential property (Parcel 16/West) and to the north lies Fitz Auto Parts (Parcel 15).

A propane AST was observed in the southwest property corner. A stream (Howell Creek) runs through a culvert from the southeast portion of Parcel 16/East to the southwest and daylights along the west edge. An office building, drainfield, septic tank, wellhouse, and concrete foundation/patio/pad are located in the northwest property corner. The north portion of Parcel 16/East was occupied by stacks of treated lumber (according to Mr. Fitzpatrick) and a storage building; along the east property edge, a covered storage area and solid waste dumpster were observed. The eastern 80 percent of the site was paved and all lumber was observed to be stored only in paved areas.

The site appeared to be well kept during the time of the site reconnaissance visit. No miscellaneous debris was observed on the site.

21.3.2.2 Interviews

On December 6, 2002, two CH2M HILL representatives interviewed one of the property owners, Don Fitzpatrick, and the site manager of Evergreen West Wholesale Lumber, Rick Wharf, during the site reconnaissance visit. The partnership of Fitzpatrick/Fitzpatrick acquired the property in early 2000, according to Mr. Fitzpatrick. Previous occupants included the Howell family and Parsons Rockery. Parsons Rockery stored rocks and boulders used for retaining walls.

According to Mr. Fitzpatrick, there is a well house and septic tank located on the property, adjacent to the office. He indicated lead paint and asbestos may be present in the office house since the house was constructed in the 1950s. A propane AST is used to fuel the hydraulic lift trucks, buildings are heated electrically, a drainfield and septic tank are used for sewage waste, and no other USTs are present on the property to Mr. Fitzpatrick's knowledge.

According to Mr. Fitzpatrick, Evergreen West Wholesale Lumber has been the tenant since early 2000. The lumber is received by truck and stored either in the storage building or outside, some under cover. According to Mr. Wharf, some of the lumber stored onsite has been

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treated. Mr. Wharf also stated no long-term storage of treated lumber occurs and no vehicle maintenance is conducted on site.

The Snohomish County Fire Marshall's Office was contacted by telephone on November 18, 2002 for information regarding any reported incidents of fire or hazardous material spills in the vicinity. No response was received.

21.4 Environmental Records Review

21.4.1 Confirmed or Suspected Contaminated Sites

A total of 21 confirmed or suspected contaminated sites were identified within the ASTM-specified search distances from Parcel 16. The lists of environmental databases searched are presented in Table 4-2. The names and addresses for the confirmed or suspected contaminated sites are listed in Table 4-4. Additional Ecology file information for these sites, where available, is summarized in Section 4.1.

Parcel 16 was not identified as a confirmed or suspected contaminated site. Other than those located within the Route 9 site, all of the other sites listed in Table 4-4 are either downgradient or more than 1 mile away from Parcel 16. Therefore, they are not likely to have adverse impacts to environmental conditions at Parcel 16.

21.4.2 Other Listed Sites

A total of 13 sites that reportedly use, generate, or store hazardous or potentially hazardous materials (see Section 4.2) were identified within the ASTM-specified search distances of Parcel 16. The site names and addresses are listed in Table 4-4.

Parcel 16 was not identified as a site that reportedly uses, generates, or stores hazardous or potentially hazardous materials.

21.5 Summary of Findings and Conclusions

CH2M HILL has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of Parcel 16 occupying part of the proposed Brightwater Wastewater Treatment Plant Route 9 site. Any exceptions to or deletions from the ASTM practice are described in Section 1 and Appendix A of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with Parcel 16:

- **Septic tank and drainfield at Evergreen West Lumber.** A septic tank and an associated drainfield were installed on the parcel and are currently still in use on the property.
- **Septic tank and drainfield at residential properties.** A septic tank and an associated drainfield were installed on the parcel and are currently still in use on the property.
- Animal waste disposal. A chinchilla farm operated on a portion of Parcel 16/West prior to current ownership. The age, extent of operation, and disposition of animal waste management practices are unknown.

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Adjacent properties to Parcel 16 include Fitz Auto Parts (Parcel 15), SR 9, BNSF Railroad tracks and SR 522. As stated in Section 1.2, recognized environmental conditions resulting from other parcels located within the Route 9 site are not identified here since they have been identified in their respective parcel sections and will likely be addressed on a site-wide basis by King County. No other obvious environmental features or conditions considered to be a potential source of contamination to Parcel 16 were observed in adjacent areas during this Phase I effort.

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SECTION 22

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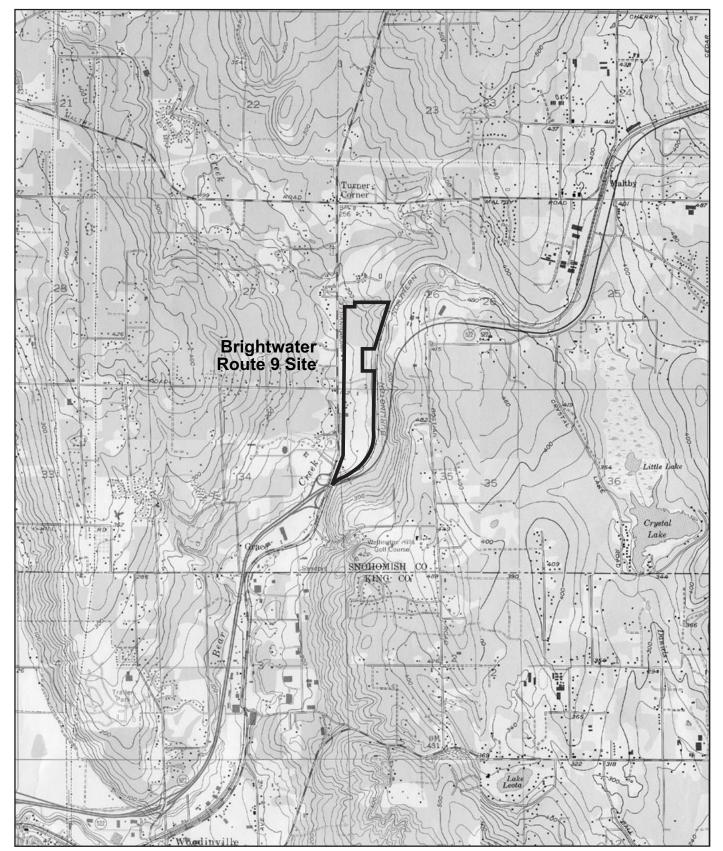
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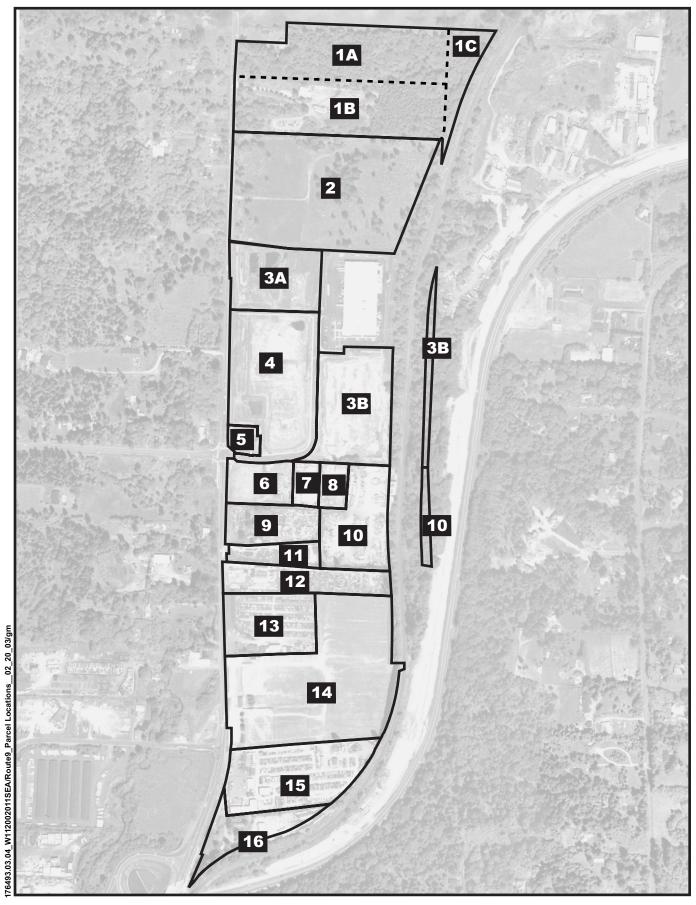
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176493.03.04_W112002011SEA/ Route 9 Site Vicinity Map__o2_20_03/gm

Figure 1-1 Route 9 Site Vicinity Map



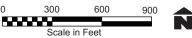


Figure 1-2 Route 9 Parcel Locations

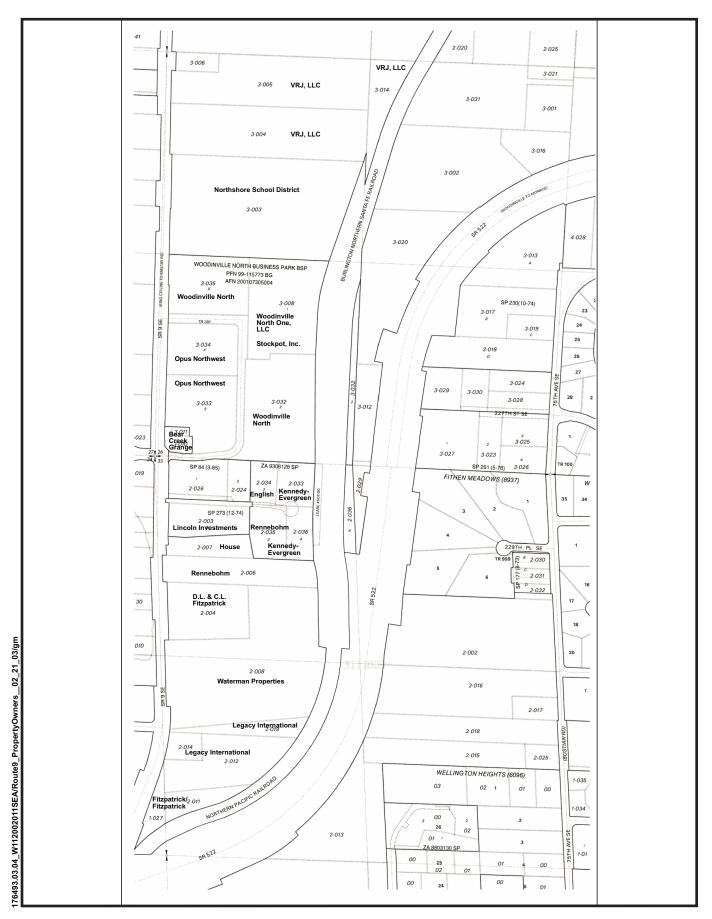


Figure 1-3

Route 9 Site and
Current Property Owners

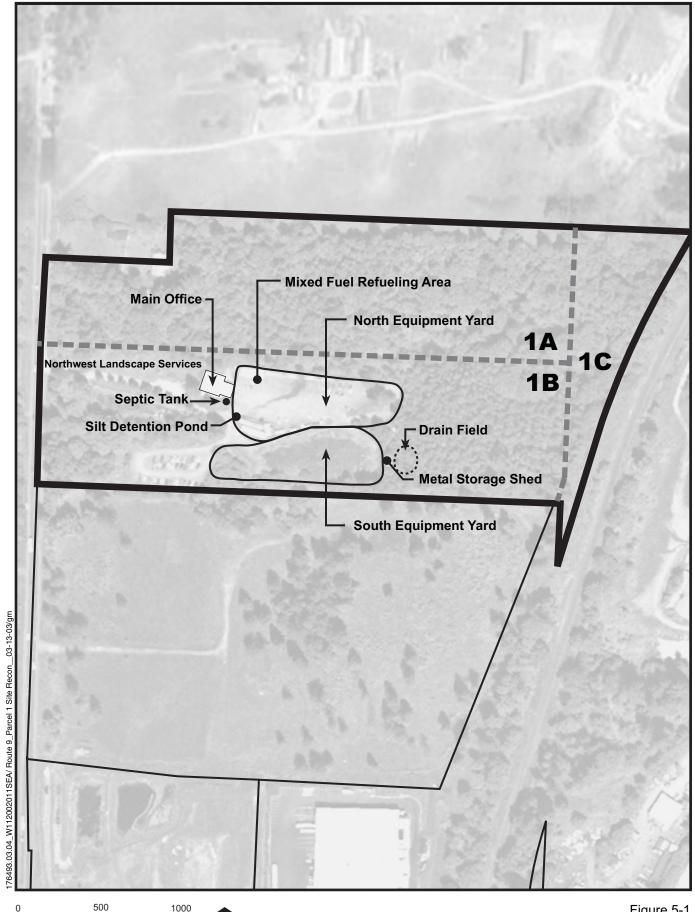
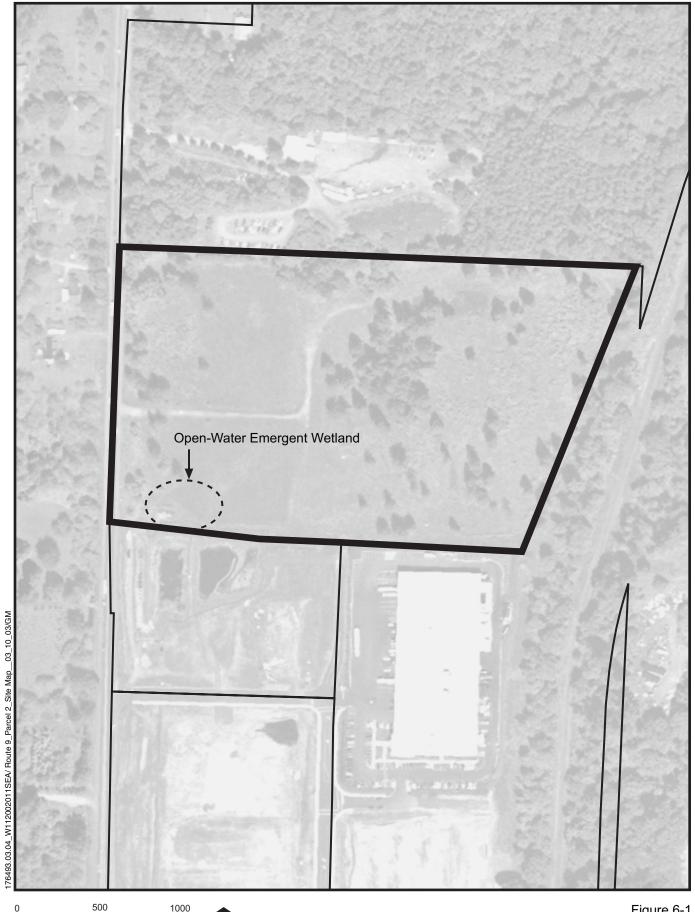




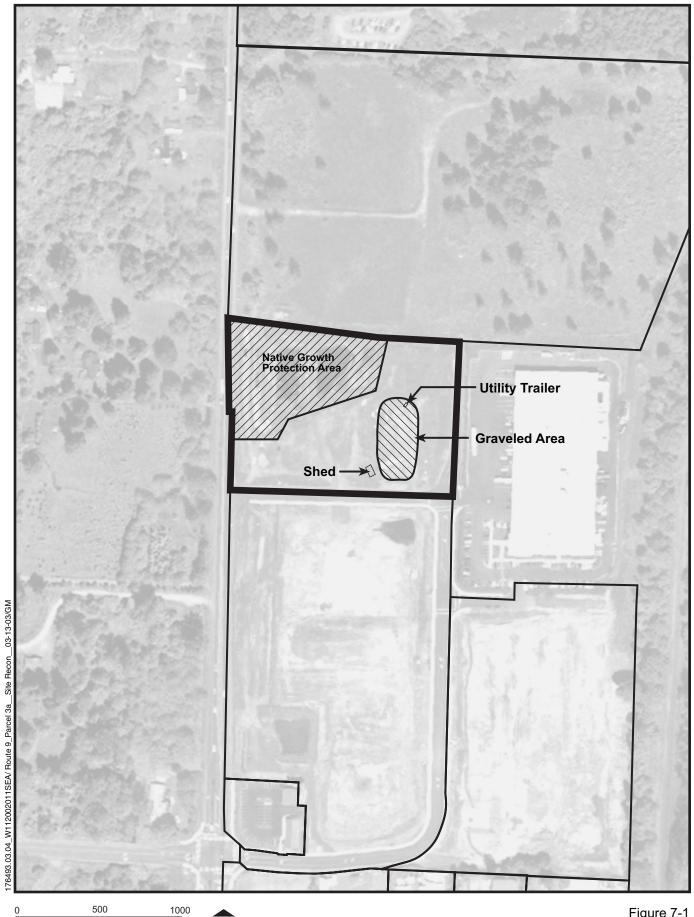
Figure 5-1

Parcel 1 Site Reconnaissance Map

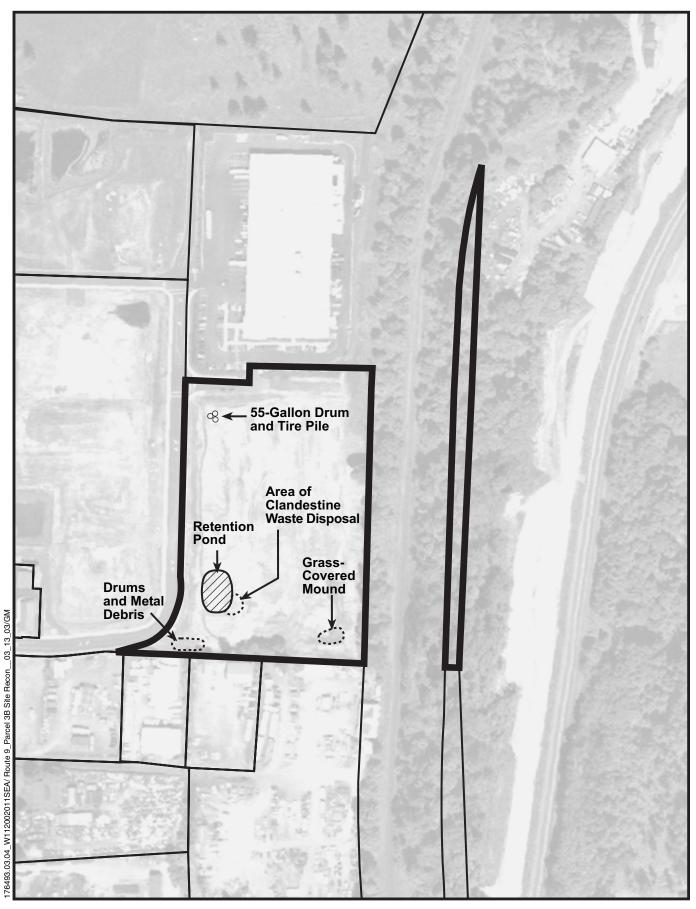


500 1000 Scale in Feet

Figure 6-1
Parcel 2 Site Map

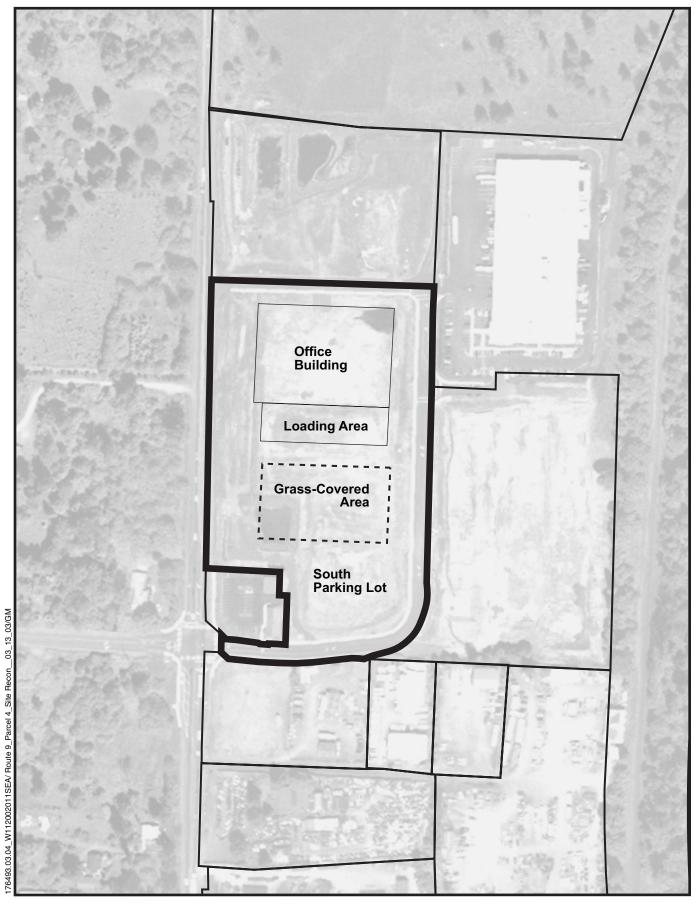


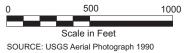






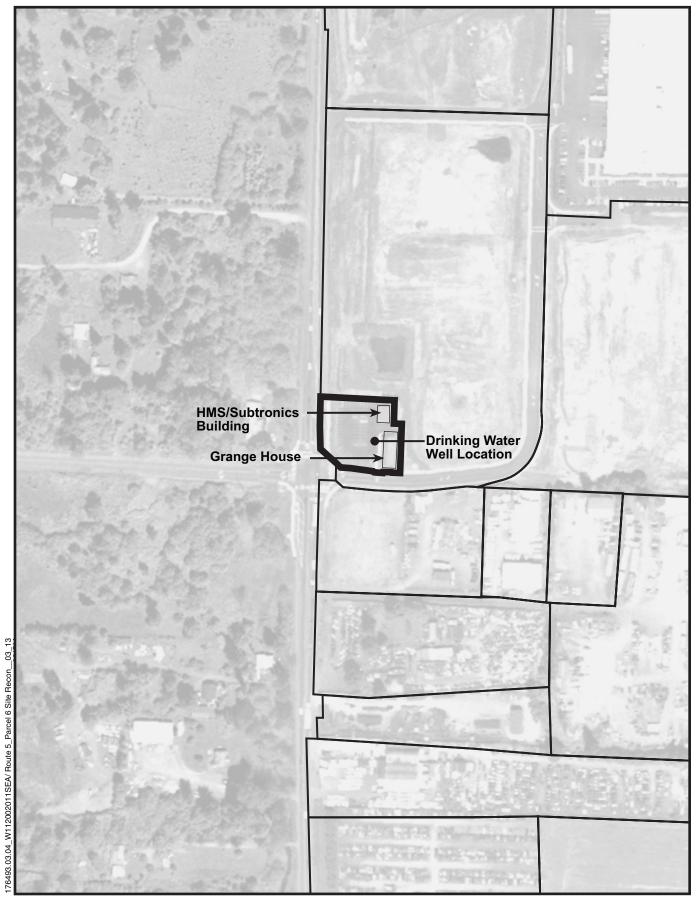
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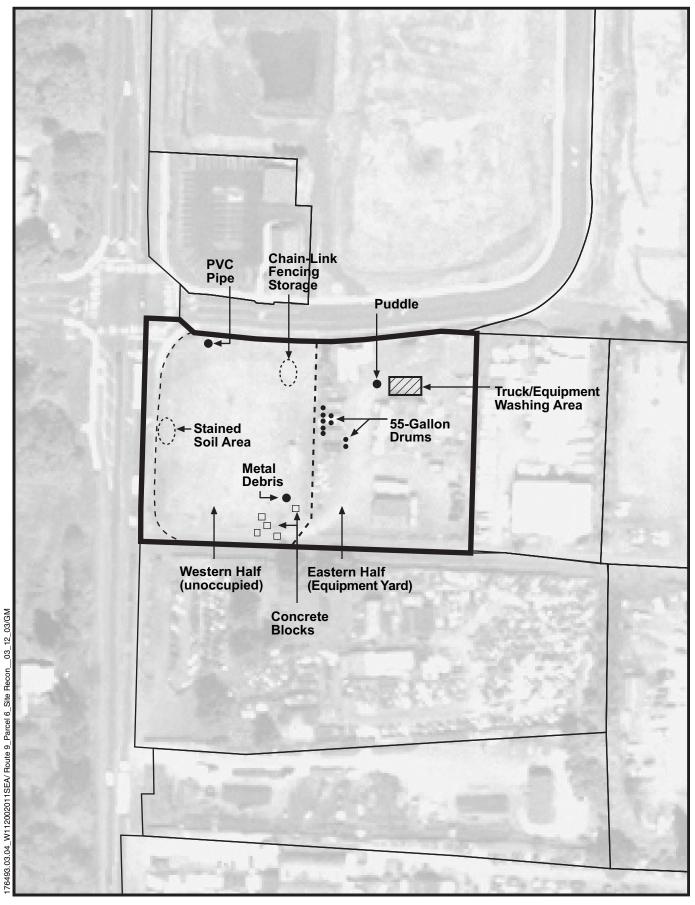




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Figure 9-1 **Parcel 4 Site Reconnaissance Map**





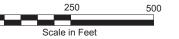
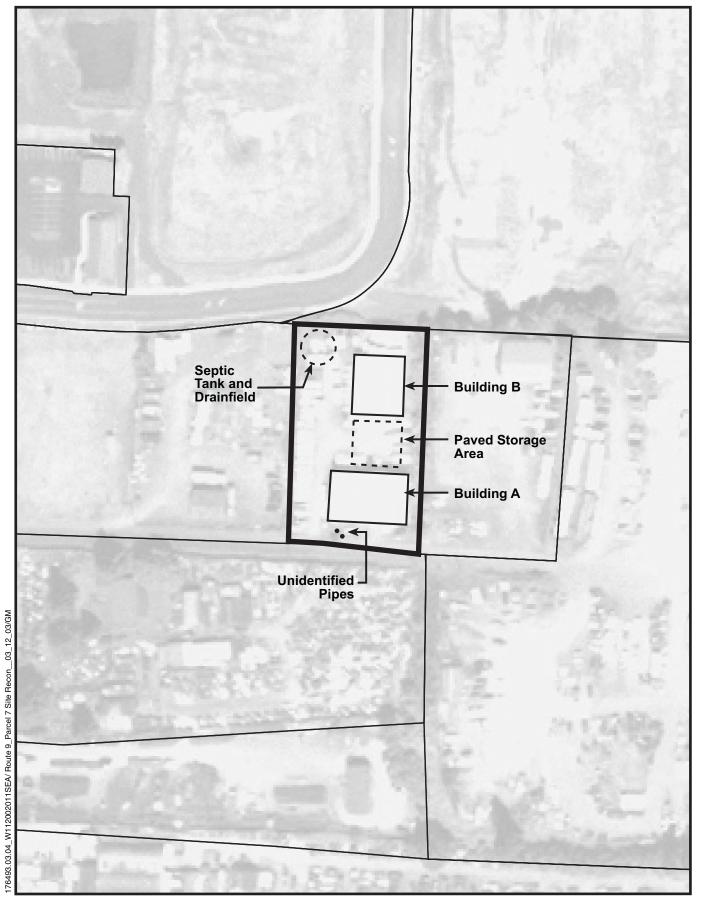


Figure 11-1

Parcel 6 Site Reconnaissance Map



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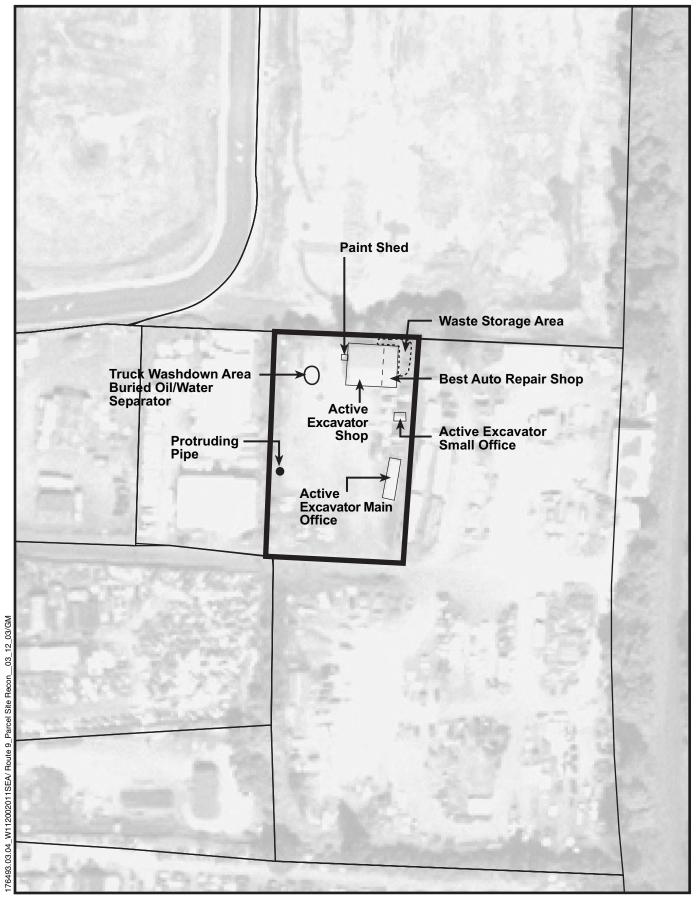
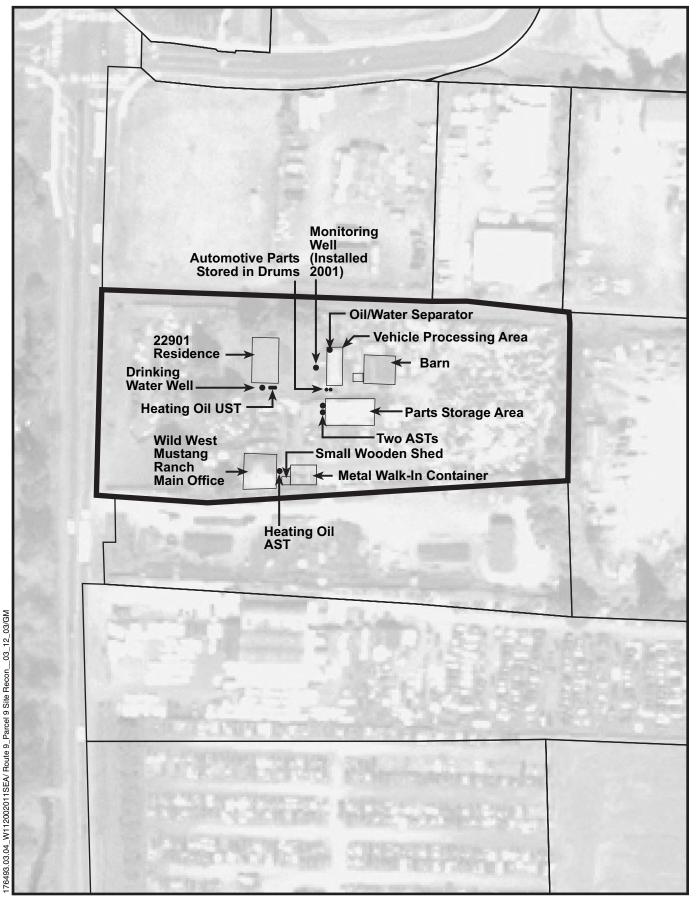
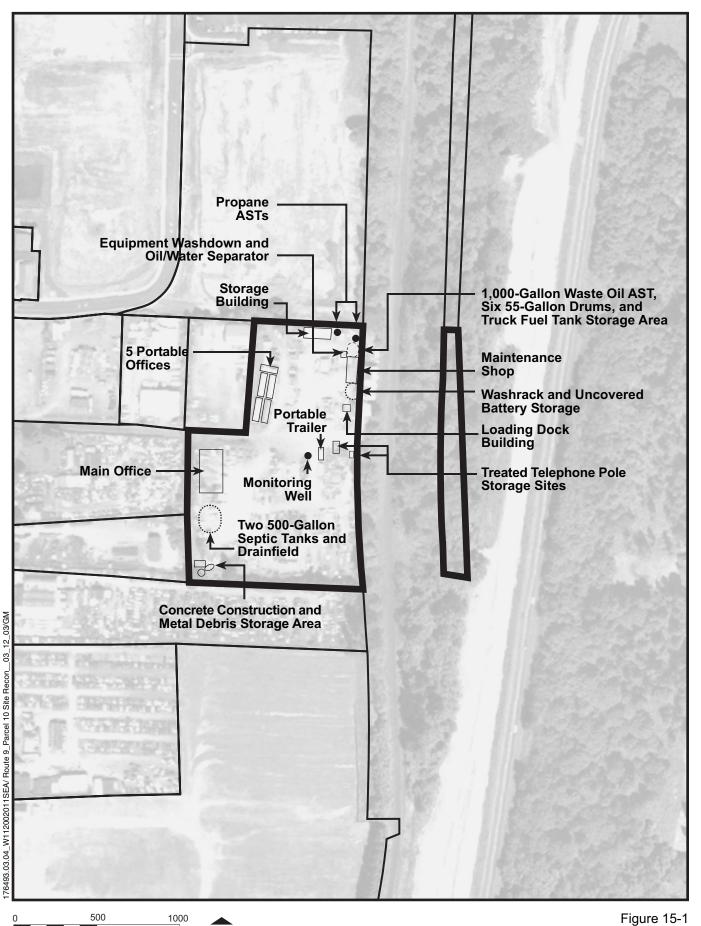


Figure 13-1 Parcel 8 Site Reconnaissance Map





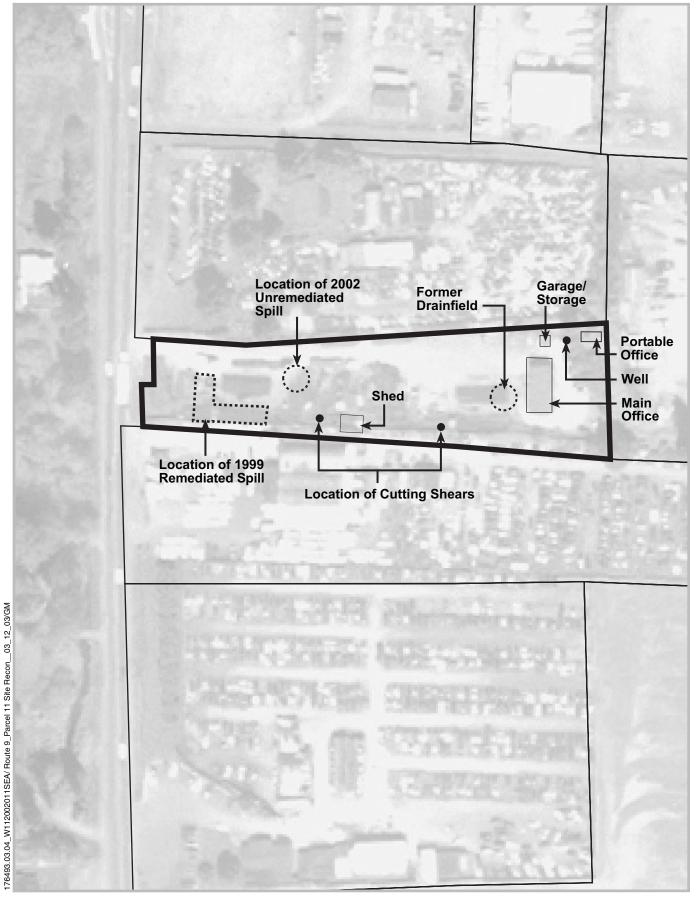
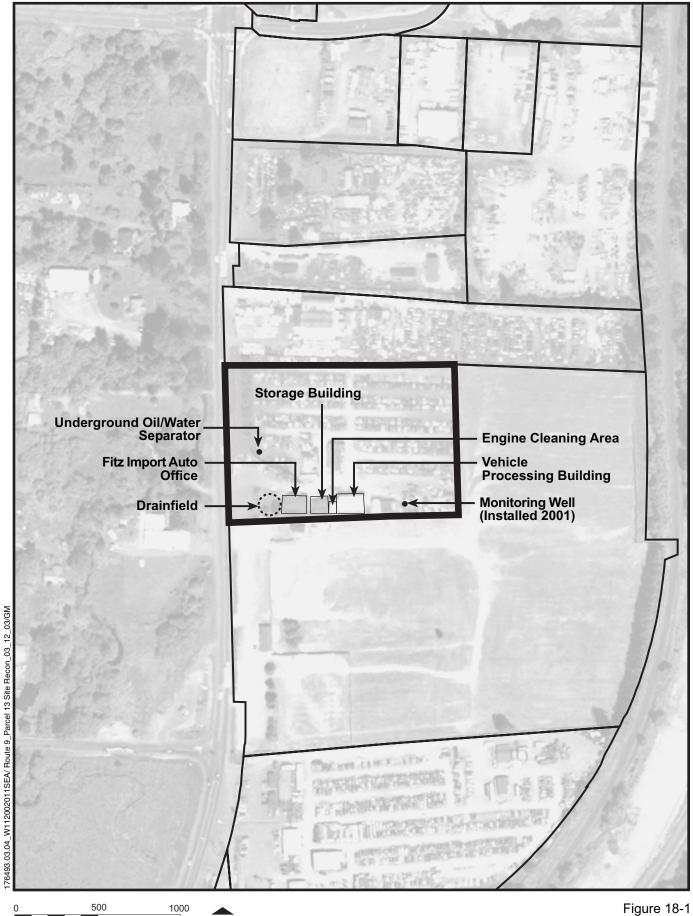
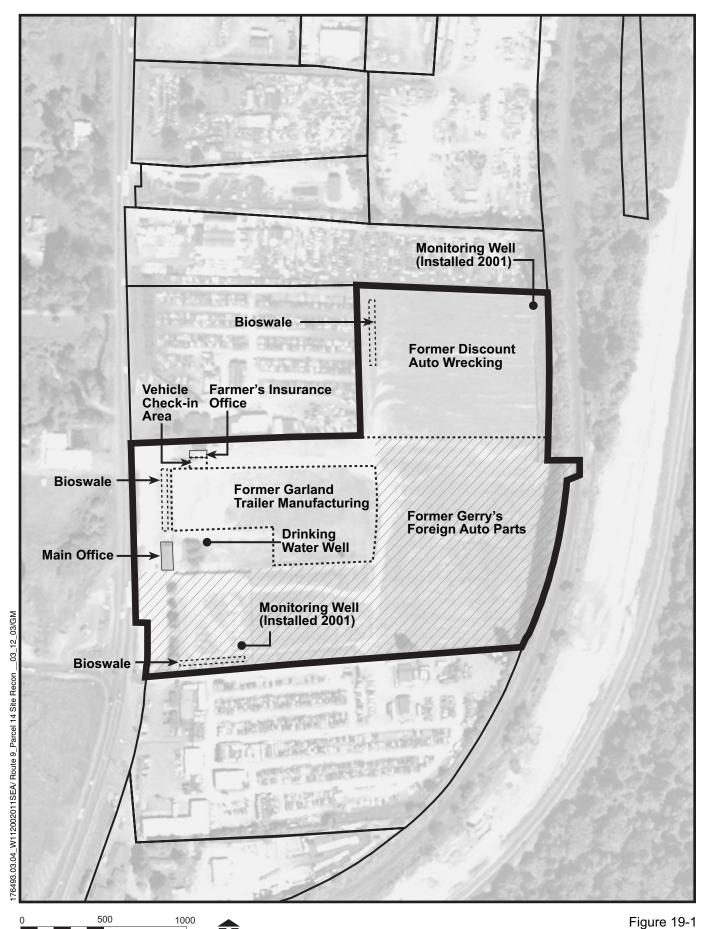


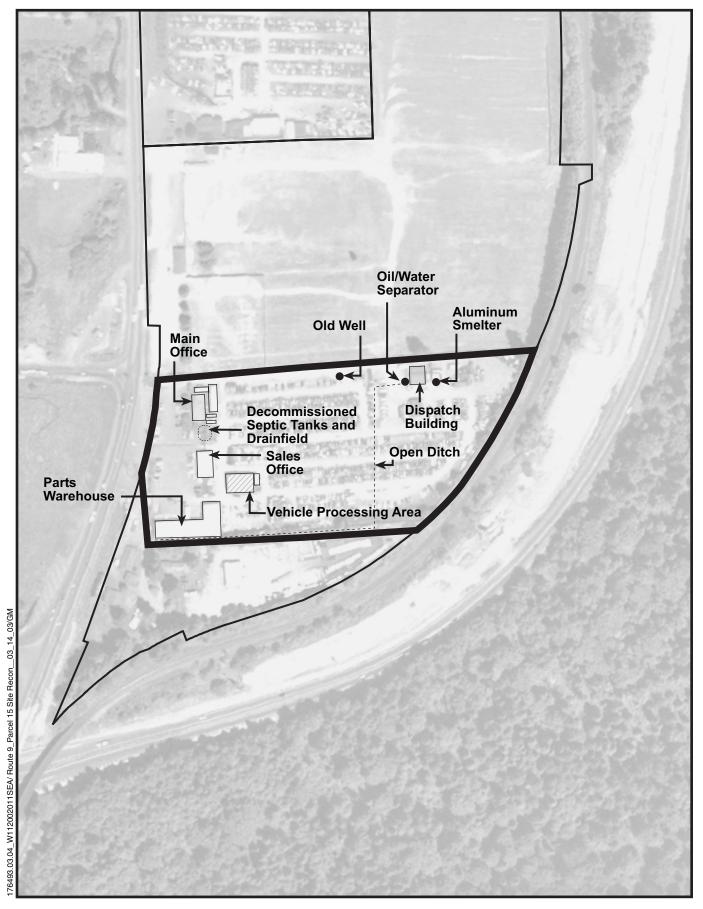
Figure 16-1

Parcel 11 Site Reconnaissance Map

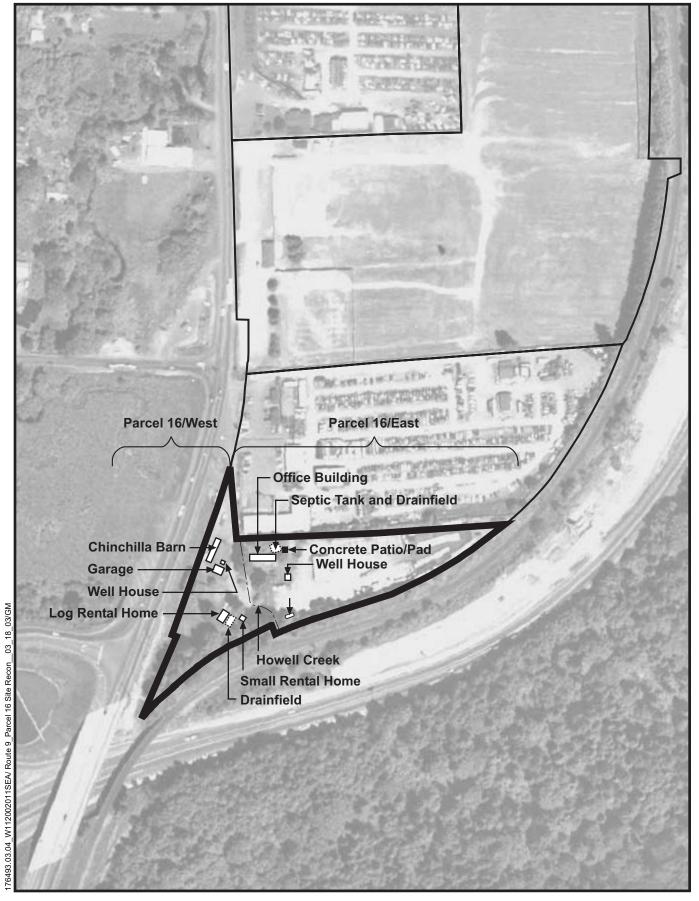


Scale in Feet





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APPENDIX A – SCOPE OF WORK

Brightwater Wastewater Treatment Plant -- Phase 1 Environmental Assessments of the Route 9 Site Properties

TO: Stan Hummel/King County

COPIES: Dave Evans/CH2M HILL

Jim Goetz/CH2M HILL Judi Radloff/CH2M HILL

FROM: Patt O'Flaherty/CH2M HILL

Joan Stoupa/CH2M HILL

DATE: September 22, 2002

The purpose of this memorandum is to provide a draft scope of work (SOW) for the Phase 1 Environmental Site Assessments of the State Route 9 Properties that King County is considering acquiring for development of the Brightwater Wastewater Treatment Plant (WWTP).

Phase 1 Site Assessments consist of records searches, review of existing data, non-invasive site reconnaissance and site interviews. Phase 2 Site Assessments, which include drilling or excavation, subsurface sampling, and laboratory analyses, are typically only conducted if Phase 1 assessments indicate that recognizable environmental conditions are likely to exist. Therefore, the results of the Phase 1 work substantially influences the scope and cost of any Phase 2 work. Because of the nature of environmental assessments and how this information is typically used (i.e., to evaluate environmental liability and/or to assist in property acquisition) CH2M HILL encourages King County to have this draft scope reviewed by appropriate King County staff involved in property acquisition to ensure that this draft scope meets your objectives and is consistent with King County's requirements.

This SOW has been prepared using the following existing information:

- EDR's Environmental Records Search Summary for Area 64/IND9 ("Woody's Auto Wrecking Site"). This computer data base search was generated in the summer of 2001 by CH2M HILL as part of the Brightwater Phase 2 Siting evaluations.
- CH2M HILL's technical memorandum regarding the Review of Known
 Contamination Considerations, dated September 2001 and submitted to Laura
 Wharton, King County. This technical memorandum is part of the Brightwater
 Phase 2 siting documentation and was used to assist in estimating rough order-

- of-magnitude environmental remediation costs for the six potential sites that King County was considering at this phase of the siting of the Brightwater plant.
- Access agreements for the 19 parcels at the Route 9 site are currently identified (Refer to attached list). These access agreements were for the Brightwater Phase 3 Siting Evaluation. These access agreement provided necessary parcel owner and address data

Any additional or ancillary site information about the State Route 9 Site that was not available for this SOW may alter the proposed approach and estimated costs.

Site Investigation Objectives

- The objective of the State Route 9 Site Assessment is to further research and report on the environmental conditions of designated property parcels within the State Route 9 Site area.
- The intent of these assessments is to identify possible or confirmed recognized environmental conditions1 associated with the site.
- Information obtained from the Phase 1 Site Assessments will be used by King County to support property appraisals and potential acquisition decisions. This information will also be used and evaluated by CH2M HILL in subsequent design phases and incorporated into the treatment plant construction plans and specifications if the Route 9 site is selected. Unless specifically identified in the Scope, cost estimates for cleanup and identification of parties potentially responsible for the cleanup of hazardous substance releases are not included.

Approach

The proposed approach consists of three work Tasks as defined in the following sections.

Task 1.0 Phase 1 Assessment

The following steps shall be conducted to complete the Phase 1 Assessment:

Step 1

Conduct a **Records Review** of current and historic site uses using available records that are reasonably ascertainable. The purpose of the records review is to find out (based on the content of the records) if a recognized environmental condition is indicated within the State Route 9 Site. The records review shall include a request for publicly available records from the files of Washington State Department of Ecology and Snohomish County Department of Public

¹ Recognized Environmental Conditions as defined by ASTM Standard E 1527 means "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property."

Works and Planning; acquisition of available aerial photographs dating from 1940 until present from Walker & Associates; and retrieval of other standard historical sources that may be available for the area of interest (e.g., fire insurance maps and local street directories). The records review shall be limited to the level of effort established in this SOW.

The schedule and duration of the records review will be influenced by the respective agency controlling files of interest and the time limit they establish to assemble the requested site information. Based on our experience with similar projects, a Freedom of Information Request (FOIA) is also expected to be required by agencies before the records review can be started.

Step 2

Perform **Site Visits** of subject parcels to visually examine and identify their current use and observe specific corresponding environmental conditions that are visually and physically obvious without intrusive actions (e.g., excavation and sampling). The site visits shall be limited to the level of effort established in this SOW.

Step 3

Conduct **Interviews** of knowledgeable property and local government representatives to the extent they are available and cooperative. In conformance with the ASTM Standard, the purpose of the interviews (of either or both a site contact or government official) is to obtain information that may indicate or verify a recognized environmental condition exists at one or more of the parcels. Interviews shall be limited to the level of effort established in this SOW.

Step 4

Prepare a **Summary Memorandum**, with individual attachments for each ownership entity (19 total), that documents the findings of Steps 1 through 3 and includes backup documentation of the records review and interviews. The Memorandum will discuss all of the parcels within one report. The level of discussions and any recommendations, however, will be commensurate with the significance of the Phase 1 findings. The summary memorandum for each parcel (draft and final as required by King County) shall be limited to the level of effort established in this SOW. Recommendations for Phase 2 Assessments will be included. The Summary Memorandum will include recommendations for Phase 2 investigations in specific locations by parcel – with as much detail regarding what that invasive investigation entails as possible.

Task 2.0 Project Coordination

The project management task for the Phase 1 Site Assessments includes attendance at meetings with King County, management of subcontractors and staff, project planning and change management, and health & safety management.

3

Assumptions For Phase 1

Project Assumptions

The Phase 1 Site Assessments shall be conducted in general conformance with the processes defined by ASTM's Standard Practice for Environmental Site Assessments (Designation E 1527-00). Consistent with this Standard, it is beyond this SOW to review: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) opinions pertaining to compliance with environmental regulations; (8) work associated with the offsite management of solid or hazardous wastes, (9) issues related to Endangered Species and ecological resources. Additionally, CH2M HILL makes no representation regarding whether this investigation constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined under Section 101(35)(B) of CERCLA.

Information obtained from the Phase 1 report may also be used to identify additional remedial actions that may be required in order to proceed with the ultimate site development (e.g., a wastewater treatment works) of the property as desired by King County. Documentation and definition of any suggested remedial actions, however, is not a component of this SOW.

The scope of the Phase 1 is limited to the parcels listed on the attached table and are located within the State Route 9 site (SW Quarter of Section 26, Township 27 North, Range 5 East W.M. Snohomish County Washington). One recently developed property (the Opus and Woodinville North Parcel) may have existing environmental sire assessment data that was part of the recent development and as such, would require a reduced level of effort to complete the scope described herein.

It is assumed for the purpose of the Phase 1Site Assessments that access to all the abovementioned properties will be secured by King County or its agent. It is also assumed that prior to any site visit, available and knowledgeable site managers or points-of-contacts shall be identified and notified by King County so that they may be available to CH2M HILL, as appropriate and as they are able, to provide pertinent current or historic site information.

Adjoining or contiguous properties to the above-mentioned properties shall only be evaluated during the records review in context of the information used to complete the *Approximate Minimum Search Distance* (as defined in the ASTM Standard) or, during the site reconnaissance of the State Route 9 Site, if readily obvious environmental features or conditions of adjoining sites are witnessed by CH2M HILL.

Acquiring and reviewing recorded land title records for environmental liens, property history, and or land use limitations are not included within this SOW.

APPENDIX B - HISTORICAL INFORMATION















APPENDIX C – SITE PHOTOS



Parcel 1A. Facing south: saplings and leaf litter covering property.



Parcel 1B. Facing west: view of State Route 9 and property entrance.



Parcel 1B. Northwest Landscape Services main office and gravel parking area.



Parcel 1B. Facing west towards State Route 9: holding area for plants.



Parcel 1B. Non-operational bulldozer kept in northwest corner of employee parking area.



Parcel 1B. Facing east: view of employee parking area along south property border.



Parcel 1B. Metal debris, pipes, and tires in southeast part of employee parking area.



Parcel 1B. Stained wooden floor in a storage shed in south equipment yard.



Parcel 1B.Lawn mowers stored on gravel and on flatbeds in south equipment yard.



Parcel 1B. Storage of lawn mowers to west of sheds in south equipment yard.



Parcel 1B. Facing west: employee vehicle washdown area. Yellow jugs may contain soap.



 $Parcel\ 1B.\ Metal\ storage\ shed\ for\ fertilizers/herbicides/pesticides,\ and\ adjacent\ pad.$



Parcel 1B. Wood and concrete debris located south of metal storage shed.



Parcel 1B. Old liquid containers/location of drainfield; just east of metal storage shed.



Parcel 1B. Leaf refuse pile in southeast corner of Parcel 1B.



Parcel 1B. Wood debris stored near leaf pile.



Parcel 1B. Garage covered area adjoined to eastside of office. AST's visible at left.



Parcel 1B. Storage area for snowblowers (above) and for gases and oils (below).



Parcel 1B. Covered storage area for riding lawnmowers and other equipment.



Parcel 1B. Area of stained gravel-covered ground below mixed-fuel refilling area.



Parcel 1B. Facing east: storage shed row along north boundary in north equipment yard.



Parcel 1B. AST mounted on spray truck.



Parcel 1B. Silt detention pond at western edge of north equipment yard.



Parcel 1B. Emergence of Unnamed Creek 20 feet southwest of silt detention pond.



Parcel 1C. Trail to southeast of Parcel 1C from southeast corner of Parcel 1B.



Parcel 1C. Facing north along railroad tracks that border east edge of property.



Parcel 1C. Facing west from northeastern extent of property.



Parcel 1C. Facing east: culvert on east side of railroad tracks.



Parcel 3A. Facing northeast: Evergreen Electrical portable, dumpster and debris.



 $Parcel\ 3A.\ Facing\ south:\ Electrical\ utility\ boxes.$



Parcel 3A. Shed in southwest area of gravel lot.



Parcel 3A. Inside shed storage area; stains visible on floor and walls. \\



Parcel 3A. Inside storage area; stains on wooden floor visible along left wall.



 $Parcel\ 3A.\ 5\text{-}gallon\ buckets\ outside\ shed}.$



Parcel 3A. Concrete and wooden construction of shed.



Parcel 3A. Drain/sump in concrete floor under shed.



Parcel 3A. Metal materials stored in northwest part of gravel area.



Parcel 3A. The northwest portion of the site is a fenced in wetland area.



Parcel 3A. Creek flowing east to west, draining into wetland area. \\



Parcel 3A. Northeast portion of site. Stockpot soups at right.



Parcel 3A. Drain of south side of wetland area.



Parcel 3A. Facing east: view along south property line.



Parcel 3B. Dented, 55-gallon plastic drums and other metal and plastic debris along southwest site border.



Parcel 3B. Grass-covered mound in southeast site corner.



Parcel 3B. Facing north (Stockpot Soups building) from atop grass-covered mound.



Parcel 3B. Facing northwest from atop grass-covered mound.



Parcel 3B. Facing west from atop grass-covered mound (view of 228th Street and State Route 9 Intersection).



Parcel 3B. Crushed corrugated plastic pipe. Unclear whether pipe is connected to drainage system or merely debris.



Parcel 3B. Metal water pipe (large diameter) and other pipe along eastern part of north site border.



Parcel 3B. Facing east: tire pile and manhole (foreground) in northwest section of site.



Parcel 3B. Facing east: 228th Street Creek Channel B, located along east site border.



Parcel 3B. Manhole located just downhill from 228th Street Stream Channel B.



Parcel 3B. Non-contiguous portion at right. Facing north: railroad tracks adjacent to and parallel with east site border.



Parcel 3B. Non-contiguous portion Facing south at left: railroad tracks.



Parcel 3B. Non-contiguous portion. Facing east: 228th Street Creek tributary flowing from east towards railroad tracks.



Parcel 3B. Non-contiguous portion. View of hill slope that is part of Parcel 3B.



Parcel 3B. Non-contiguous portion. Facing east: view of wood and plastic material stored up-slope of Parcel 3B.



Parcel 3B. Retention pond in southwest site corner.



Parcel 3B. View of pipe that drains surface water to retention pond.



Parcel 3B. Facing east: trench draining surface water from center of site to the retention pond.



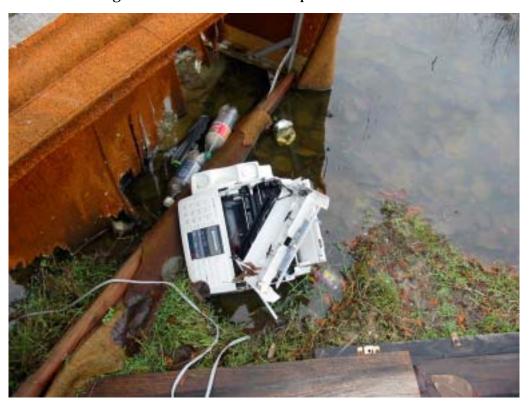
Parcel 3B. View of 5-gallon of "Olympic" brand sealant located by grass-covered mound.



Parcel 3B. Facing southeast: plastic piping, boards, and other debris in front of grass-covered mound.



Parcel 3B. Facing west: clandestine waste disposed in southwest of site corner.



Parcel 3B. Clandestine waste materials: fax machine and sofa in southwest part of site.



Parcel 3B. Clandestine waste disposal materials.



Parcel 3B. Facing northwest: Clandestine waste disposal materials just north of sofa.



Parcel 3B. Example of debris in pile north of sofa.



Parcel 4. Facing east from southwest corner of Parcel 4. HMS Subtonics/Bear Creek Grange below terrace at right.



Parcel 4. Facing north from southwest site corner.



Parcel 4. Facing northeast from southwest site corner. Grassy hill at property center.



Parcel 4. Vent pipe on east part of grassy hill.



Parcel 4. Facing south from atop of grassy hill.



Parcel 5. Facing north: Bear Creek Grange (foreground) HMS Subtronics (behind).



Parcel 5. Old well located in landscaped area east of Grange house.



Parcel 5. Entrance (from south) to Grange house basement.



Parcel 5. Facing northwest: View of HMS Substronics building from east property border.



Parcel 5. Facing east: View of north property boundary; plastic spools stored for pickup.



Parcel 6. Facing north from south property entrance: center fenceline at left, separates eastern storage area from unoccupied western area.



Parcel 6. View inside metal, walk-in storage Container #1.



Parcel 6. View of office furniture stored inside Container #2.



Parcel 6. Puddle with green sheen, located in topographical low.



Parcel 6. Container # 8, labeled "flammable," located in the southeast corner of the site.



Parcel 6. Facing north: stained soil area on the unoccupied western portion of the site.



Parcel 6. Facing west: stained area on the unoccupied western portion of the site.



Parcel 6. Northwest corner of the unoccupied western portion of the site.



Parcel 6. Facing south: view of the unoccupied western portion of the site.



Parcel 7. Facing north: vehicles and Building 22815-B; (Building 22815-A not visible at right).



Parcel 7. View of tires in paved storage area between buildings A and B.



Parcel 7. South portion of storage pad: 55-gallon drum of all-purpose cleaner and hubcaps.



Parcel 6. View inside building 22815-A.



Parcel 7. View inside building 22815-B. Dust covering interior of building and equipment.



Parcel 7. View of raised concrete pad on north side of Building 22815-B.



Parcel 8. Facing north: Active Excavator office to right, Active Excavator and Best Auto garages straight ahead.



Parcel 8. Excavators stored along western property boundary.



Parcel 8. Pipe along western property edge, just south of excavators.



Parcel 8. Facing north: truck washdown area in foreground, shed and AST west of garage.



Parcel 8. Facing northwest: Equipment washdown area and northwest property boundary.



Parcel 8. Diesel AST and washdown supplies on west side of garage.



Parcel 8. 55-gallon drum marked as "Grease" located on the north side of shed.



Parcel 8. Facing west along north boundary, behind garage: buried metal and debris.



Parcel 8. Air compressor and 55-gallon drum located adjacent to north side of garage.



Parcel 8. Tire stack in northeast property corner.



Parcel 8. Facing south at east property boundary: abandoned car with garage at right.



Parcel 8. View inside Best Auto Repair garage.



Parcel 8. Metal stacked between Active Excavator office and Best Auto garage.



Parcel 9. Rental residence 22901 located just north of main office.



Parcel 9. UST heating oil pipe located on south side of residence.



Parcel 9. East side of main office, AST for heating oil.



Parcel 9. Facing east: view along south property boundary.



Parcel 9. One of five detention/draining areas onsite.



Parcel 9. Belt housings stored near site center.



Parcel 9. Drain/detention area in northeast property corner.



Parcel 9. Facing northeast: barn at near center of north property boundary.



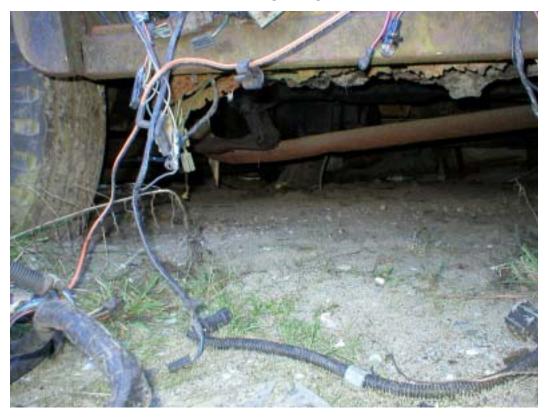
Parcel 9. Two ASTs on west side of barn on gravel.



Parcel 9. Old truck and car parts on north side of barn.



Parcel 9. Electronic wiring storage inside old truck.



Parcel 9. View of sand that covers the ground underneath the truck.



Parcel 9. Facing east: view along north property border.



Parcel 9. Covered area where fluids are removed from vehicles. Note drums stored directly on concrete in foreground.



Parcel 9. Facing north from under tent area: view of 55-gallon drums used for parts storage.



Parcel 9. Oil/Water separator in northwest part of tent area.



Parcel 9. Oil/Water separator drainage sump. Note curbing to the right.



Parcel 9. Alternate view of oil/water separator.



Parcel 9. Batteries stored in plastic containers undercover.



Parcel 10. Location of drainfield (foreground) in southwest property corner.



Parcel 10. Concrete rubble and debris stored in southwest site corner. Note 55-gallon drum at right.



Parcel 10. Unsealed, unidentified, full 55-gallon drum stored directly on ground in southwest site corner.



Parcel 10. Hoisting crane and utility conduits near southeast corner of site.



Parcel 10. Trucks, transformer, and power supplies stored on site when not in use.



Parcel 10. Portable storage trailers near center of property.



Parcel 10. Treated telephone poles stored near eastern property edge.



Parcel 10. Treated telephone poles stored near eastern boundary of property.



Parcel 10. Caterpillar and pads in southeast site corner.



Parcel 10. Transformer (no PCB's) and portable trailer, southwest of shop.



Parcel 10. Uncovered battery storage bin, drilling equipment, and unidentified 30-gallon drum south of Maintenance Shop and north of loading dock building, located in northeast site corner.



Parcel 10. "Henry Driveway Sealer" 5-gallon paint can stored directly on ground on north side of loading dock building.



Parcel 10. Rusted metal 5-gallon paint cans and two 5-gallon propane tanks stored on concrete on south side of loading dock building.



Parcel 10. Close-up of five 5-gallon rusted metal paint cans and rusted 5-gallon propane tanks.



Parcel 10. Wash rack on south side of shop in northeast property corner; unidentified 55-gallon drum and batteries stored directly on ground.



Parcel 10. Stained pavement under utility truck.



Parcel 10. From left to right: 55-gallon drums containing antifreeze, gasoline, unknown (gray, dented) and gas/diesel; rectangular fuel tanks (foreground); 1000-gallon waste oil AST and generator at right; all stored on gravel and concrete along north side of shop.



Parcel 10. Facing northeast: 55-gallon drum, fuel tank, portable generator, truck, and tire storage. Concrete washdown area in foreground.



Parcel 10. Facing southwest: concrete washdown area with gulley that drains to a triple compartment oil trap (shop in background).



Parcel 10. Equipment stored on gravel near northeast property boundary.



Parcel 10. Propane AST's located at northern boundary of site.



Parcel 10. Storage building located at north end of property.



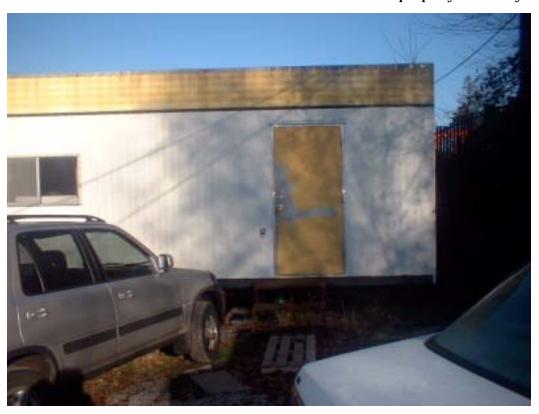
Parcel 10. Personal boat stored on property near northwest property boundary.



Parcel 10. Facing east from railroad tracks: View of non-contiguous section of property; road visible is State Route 522.



Parcel 11. Main office of CT Sales, located at center of north property boundary.



Parcel 11. Facing north: portable office in northeast property corner.



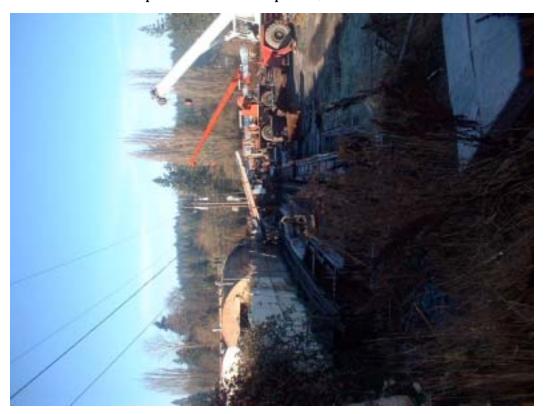
Parcel 11. Old wellhead located just west of portable office.



Parcel 11. Three-car garage used as storage area, just west of portable office and wellhead.



Parcel 11. Site of old septic tank underfoot person, 30 feet to southeast of main office.



Parcel 11. Facing west: south property border, old septic tank site 10 feet west.



Parcel 11. Facing east: southwest site corner; rebar stacks and hydraulic crane visible.



Parcel 11. Facing north: view yellow dumpster and site entrance from southwest site corner.



Parcel 14. Facing west: location of 1999 hydraulic oil cleanup (in front and to right of person). Total volume of petroleum contaminated soil removed was \sim 450 cubic yards.



Parcel 11. Plastic oil containers on floor of storage shed, located along south property border.



Parcel 11. Oxygen and acetylene tanks for welding, located in front of storage shed.



Parcel 11. Drums (55-gallon and smaller) located in front of storage shed.



Parcel 11. Yellow and blue hot boxes for welding situated to the west of storage shed.



Parcel 11. Air compressor housed in an add-on to east side of storage shed. $\label{eq:compressor}$



Parcel 11. Old degreasing bin for mechanical parts, to east of compressor.



Parcel 11. View of small tarp covered hydraulic cutting shears, located 30 feet east of shed.



Parcel 11. Site of one of the 1999 spills and a second 2002 spill (unremediated) of hydraulic fluid, located directly under orange hydraulic crane at property center.



Parcel 11. Frostproof water spigot, installed near property entrance along north border to provide water for workers.



Parcel 11. Four 55-gallon drums containing Lilyblad solvent 450 and hydraulic fluids.



Parcel 11. Diesel AST at right, blue 55-gallon drum contains kerosene solvent, black and red drum in back contains motor oil.



Parcel 13. Main office of Fitz Import Auto, drainfield in foreground.



Parcel 13. Facing east: engine cleaning area where engine parts are pressure-washed with hot water and a biodegradable soap. The cleaning area is situated on a concrete slab with a floor drain that directs runoff to an underground oil/water separator.



Parcel 13. Facing south: alternate view of engine cleaning area. Vehicle processing area at left, storage building at right.



Parcel 13. Processing area where vehicles are process and fluids are drained. Note blue hydraulic lifts.



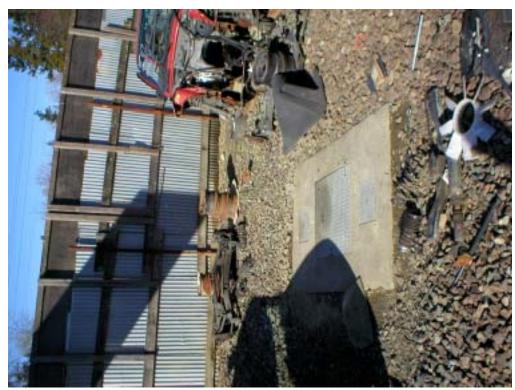
Parcel 13. Fluid tanks on east end of processing area, floor drain outside of berm drains to an oil/water separator.



Parcel 13. Duckpools stored on top of ASTs which are used to catch spill during draining/refilling of vehicles.



Parcel 13. Facing west: floor trench along north side of vehicle processing area that drains to oil/water separator.



Parcel 13. Oil/Water separator located at western site boundary, about 30 feet north of yard entrance.



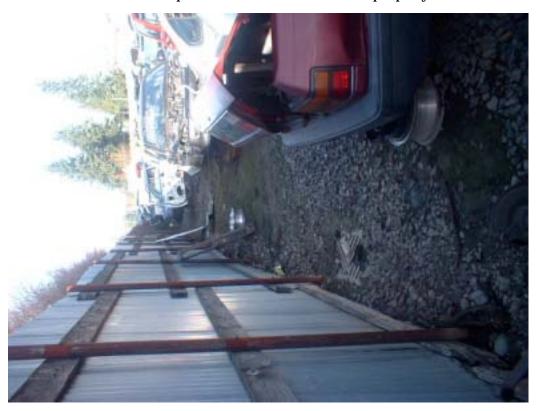
Parcel 13. Facing east: storage of scrap cars.



Parcel 13. Facing north(from east part of property): view of cars stored for parts recycling.



Parcel 13. Oil/Water separator located at west end of property inside fence



Parcel 13. Catch basins located along western fence to catch SW runoff.



Parcel 13. Facing east: view from vehicle yard entrance (office at right).



Parcel 14. Facing southeast: graveled buyer's lot, in southwest area of property.



Parcel 14. North-South trending bioswale (facing north).



Parcel 14. North-south trending bioswale, facing south.



Parcel 14. Location of underground storage sump, just north of bioswale.



Parcel 14. View of cars in gravel auction lot.



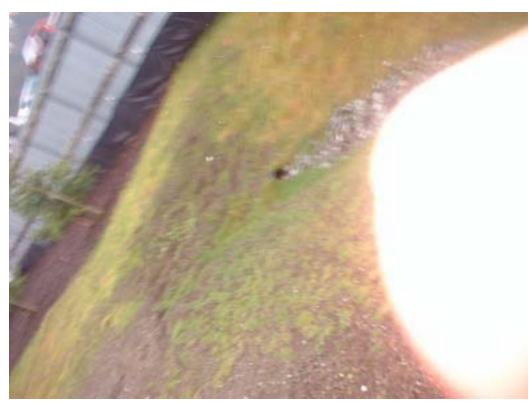
Parcel 14. View of retention area in northwest corner of auction lot.



Parcel 14. Retention area west of storm drain, in northwest corner of auction lot.



Parcel 14. Damaged storm drain mount.



Parcel 14. East-west trending open ditch (bioswale) along south property border in buyer's lot.



Parcel 14. Facing west: open ditch (bioswale) in buyer's lot along south property border.



Parcel 15. Facing southeast: paved parking area of Fitz Auto Parts.



Parcel 15. View of south parts building.



Parcel 15. Under covered area of processing area (near property center).



Parcel 15. Processing area: fluids drained from vehicles before storage on lot.



Parcel 15. Processing area, storage bins situated on palettes at right.



Parcel 15. Tanks for waste water, antifreeze stored under cover.



Parcel 15. Parts storage in southwest portion of site.



Parcel 15. Catch basin near center of vehicle yard.



Parcel 15. Former location of stock pond.



Parcel 15. Facing north: east property boundary.



Parcel 15. Northeast corner of site where vehicles stored before crushing.



Parcel 15. Propane tank east of the dispatch building.



Parcel 15. Radiator Crusher situated on concrete pad.



 $Parcel\ 15.\ Aluminum\ smelter\ situated\ on\ gravel.$



Parcel 15. Reclaimed solvent stored under carport area of dispatch building.



Parcel 15. Oil storage for onsite vehicle maintenance under cover of the Dispatch Building.



Parcel 15. Vehicle maintenance area.



Parcel 15. Fitz Dispatch building, oil/water separator (at right?).



Parcel 15. Located near site center, ditch is for catchment of runoff from oil/water separator.



Parcel 15. Ditch where oil/water separator discharges.



Parcel 16/East. Facing east: western site border, entrance to Evergreen Wholesale lumber at left, Howell Creek emerging from culvert (foreground).



Parcel 16/East. Propane AST in southwest site corner.



Parcel 16/East. Facing southwest: lumber stacked along south border.



Parcel 16/East. Facing east: lumber stored along north and south site borders, green solid waste dumpster in southeast site corner.



Parcel 16/East. Overlooking adjacent site to north (Parcel 15, Fitz Auto Parts).



Parcel 16/East. Main office (far) and well house (foreground) in southeast site corner.



Parcel 16/East. Concrete pad to right of people. Drainfield located under tall fir tree.



Parcel 16/West. Facing east: East boundary of site, rental residences out of photo to right, Howell Creek emerging from culvert (foreground).



Parcel 16/West. Large rental residence (log home) and sandlot (drainfield).



Parcel 16/West. Sand lot (drainfield) between rental residences.



Parcel 16/West. Small rental residence.

APPENDIX D – EDR REPORTS



The EDR-City Directory Abstract

Bright Water Study Area Parcel 22705 SR 9 Woodinville, WA 98072

November 18, 2002

Inquiry Number: 882247-6

The Source For Environmental Risk Management Data

3530 Post Road Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

Environmental Data Resources, Inc. City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful." (ASTM E 1527-00, Section 7.3.4, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a "review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice." (ASTM E 1527-00, Section 7.3.4, page 12.)

Please call EDR Nationwide Customer Service at 1-800-352-0050 (8am-8pm EST) with questions or comments about your report.

Thank you for your business!

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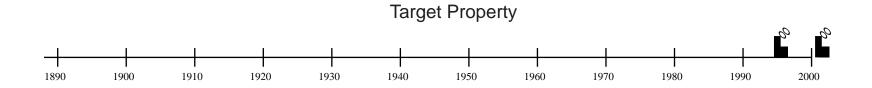
This report contains information from a variety of public and other sources. Environmental Data Resources, Inc. (EDR) has relied on the information provided to it from such sources. EDR has not reviewed and does not warrant or guarantee the completeness, accuracy, timeliness or authenticity of such information in preparing this report. THE INFORMATION AND METHODOLOGY USED TO COMPILE THIS REPORT, AND THE ANALYSIS AND SERVICES INTENDED TO BE PROVIDED BY THIS REPORT ARE PROVIDED "AS IS" WITHOUT WARRANTY OR GUARANTY OF ANY KIND. EDR DISCLAIMS ANYOTHEREXPRESSORIMPLIED WARRANTIES WITHRESPECTTOTHIS REPORT AND ALL THE INFORMATION CONTAINED HEREIN, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. In no event shall EDR be liable for any indirect, special, punitive or consequential damages, whether arising out of contract, tort or otherwise, arising out of this report and the information contained herein even if EDR has been advised of the possibility that such damages may arise.

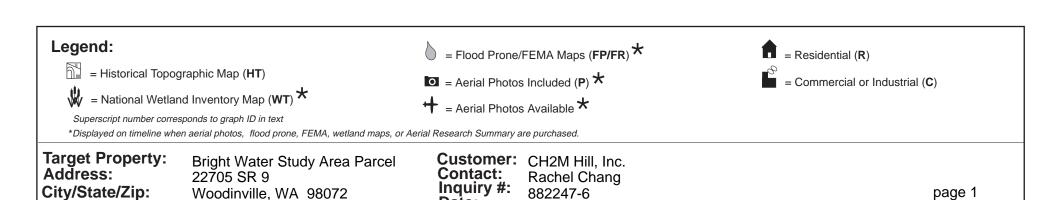
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Prior Use Report® Timeline





11/18/2002

Date:

4. SUMMARY

• City Directories:

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1970 through 2002. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources:

City Directories Nov 18, 2002

Target Property: 22705 SR 9 Woodinville, WA 98072

PUR ID <u>Year</u>	<u>Uses</u>	Portion-Findings (FIM Information Only)	<u>Source</u>
1970	Street not listed in research source.		Cole"s Criss-Cross Directory
 1975	Street not listed in research source.		Cole''s Criss-Cross Directory
1980	Street not listed in research source.		Cole''s Criss-Cross Directory
1985	Address not Listed in Research Source		Cole''s Criss-Cross Directory
1990	Address not Listed in Research Source		Cole''s Criss-Cross Directory
1996	NW Landscape Service (22105)		Cole''s Criss-Cross Directory
	Address Not Listed in Research Source (22705)		
	Address Not Listed in Research Source (22807)		
	Address Not Listed in Research Source (22811)		
	Address Not Listed in Research Source (22815)		
	Address Not Listed in Research Source (22823)		
	Wild West Mustang Ranch, Cadillac VII Dealers (22909)		
	No Return (22925)		
	Address Not Listed in Research Source (23005)		
	Address Not Listed in Research Source (23109)		
	Address Not Listed in Research Source (23111)		
	Address Not Listed in Research Source (23219)		
	Address Not Listed in Research Source (23323)		
	Address Not Listed in Research Source (23421)		
	Address Not Listed in Research Source (23427)		
2002	NW Landscape Service (22105)		Cole"s Criss-Cross Directory
	Address Not Listed in Research Source (22705)		
	Address Not Listed in Research Source (22807)		
	Address Not Listed in Research Source (22811)		
	Address Not Listed in Research Source (22815)		
	Active Excavator Inc, Best Auto Repair (22823)		
	Wild West Mustang Ranch, Cadillac VII Dealers (22909)		
	C T Sales Inc (22925)		
	All Used Auto Parts, Rushent Sales, Woodys Auto Wreckg(23	(005)	
	Address Not Listed in Research Source (23109)		
	Address Not Listed in Research Source (23111)		
	Insurance Auto Auction (23219)		
	Fitz Auto Parts Inc (23323)		
	Residence (23421)		
	Address Not Listed in Research Source (23427)		

Glossary of Terms

A.A.A.

Aerial photograph flyer: Agriculture Adjustment Administration (Federal).

A.S.C.S

Aerial photograph flyer: Agricultural Stabilization and Conservation Service (Federal)

Address in Research Source

Indicates that a property is listed at a different address than the one provided by the user. Generally occurs when a property is located on a corner or, when the physical address of a property is different than its mailing address.

Address Not Listed in Research Source

Occurs when a specific site address is not listed in city directories and/or fire insurance maps.

Adjoining

Any property that is contiguous, or a property that would be contiguous if not for a public thoroughfare, to the target property. *To differentiate from each adjoining property, stand at the target property's "front door" facing the street.*

Adjoining Back

Property directly to the rear of the target property. (Applies only to fire insurance map data.)

Adjoining Front

Property directly in front of the target property. (Applies only to fire insurance map data.)

Adjoining Left

Property directly to the left of the target property. (Applies only to fire insurance map data.)

Adjoining Right

Property directly to the right of the target property. (Applies only to fire insurance map data.)

Adjoining Surrounding Area

Property that may adjoin the target property but due to lack of specific map information cannot be located precisely. This situation typically occurs when city directory information, but not fire insurance map information, is available.

C.A.S

Aerial photograph flyer: Chicago Aerial Survey (private).

C.S.S.

Aerial photograph flyer: Commodity Stabilization Service (Federal).

Cartwright

Aerial photograph flyer: Cartwright (private)

CD

City Directory

Commercial

Any property including, but not limited to, property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units.

Commercial or Industrial

Property that has either a commercial *or* an industrial use. Examples include retail stores, manufacturing facilities, factories, and apartment buildings.

D.N.R.

Aerial photograph flyer: Department of National Resources (state).

D.O.T.

Aerial photograph flyer: Department of Transportation (state).

Fairchild

Aerial photograph flyer: Fairchild (private).

FIM

Fire Insurance Map

Flood Insurance Rate Maps

Flood Insurance Rate Maps are produced by the Federal Emergency Management Agency (FEMA). These maps indicate special flood hazard areas, base flood elevations and flood insurance risk zones.

Flood Prone Area Maps

Flood Prone Area maps are produced by the United States Geological Survey (USGS). Areas identified as flood prone have been determined by available information gathered from past floods.

F.S.

Aerial photograph flyer: Forest Service (Federal).

Geonex

Aerial photograph flyer: Geonex (private).

M.C.

Aerial photograph flyer: Metropolitan Council of the Twin Cities Area (state).

Mark Hurd

Aerial photograph flyer: Mark Hurd (private)

N.A.P.P.

Aerial photograph flyer: National Aerial Photography Program (Federal).

National Wetland Inventory Maps

National Wetland Inventory Maps are produced by the U.S. Fish and Wildlife Service, a division of the U.S. Department of the Interior. Wetland and deepwater habitat information is identified on a 7.5 minute U.S.G.S. topographic map. The classification system used categorizes these habitats into five systems: marine, estuarine, riverine, lacustrine and palustrine.

No Return

Indicates that site owner was unavailable at time of surveyor's contact. (Applies only to city directories.)

No Structure Identified on Parcel

Used when site boundaries and/or site address is indicated on a fire insurance map; no structure details exist.

Other

Occurs when the site's classification is different that EDR's standard categories. Examples may include undeveloped land and buildings with no specified function.

P.M.A.

Aerial photograph flyer: Production and Marketing Administration (Federal).

Pacific Aerial

Aerial photograph flyer: Pacific Aerial (private)

Portion

Refers to the fire insurance map information identified on the four quadrants of a target or adjoining property. The portions are referred to as *Frontright*, *Frontleft*, *Backright*, and *Backleft* and are determined as if one were standing at the front door, facing the street.

Property Not Defined

Used when property is not clearly demarcated on a fire insurance map.

Residential

Any property having fewer than five dwelling units used exclusively for residential purposes.

Residential with Commercial Uses (a.k.a. Multiple Purpose Address)

A business (firm) and residence at the same address. Examples include a doctor, attorney, etc. working out of his/her home.

Sidwell

Aerial photograph flyer: Sidwell (private).

Site Not Mapped

Occurs when an adjoining property has not been mapped by fire insurance map surveyors. (Applies only to fire insurance map data.)

Teledyne

Aerial photograph flyer: Teledyne (private)

Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS). These maps are color coded line and symbol representations of natural and selected artificial features plotted to scale.

Turnbow

Aerial photograph flyer: Michael Turnbow (private)

U.S.D.A.

Aerial photograph flyer: United States Department of Agriculture (Federal).

U.S.D.I.

Aerial photograph flyer: United States Department of the Interior (Federal).

U.S.G.S.

Aerial photograph flyer: United States Geological Survey (Federal).

Vacant

May refer to an unoccupied structure or land. *Used only when fire insurance map or city directory specifies 'vacant.'*

W.P.A.

Aerial photograph flyer: Works Progress Administration (Federal).

WALLACE

Aerial photograph flyer: Wallace (private).



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Rachel Chang Order Date: 11/14/2002 Completion Date: 11/15/2002

CH2M Hill, Inc. **Inquiry #:** 882247.5S

777 108th Avenue NE **P.O. #:** -

Bellevue, WA 98004 Site Name: Bright Water Study Area Parcel A

Address: 22705 SR 9

City/State: Woodinville, WA 98072

1122163CUR 425-453-5000 **Cross Streets:**

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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The EDR Radius Map with GeoCheck®

Bright Water Study Area Parcel A 22705 SR 9 Woodinville, WA 98072

Inquiry Number: 882247.4s

November 15, 2002

The Source For Environmental Risk Management Data

3530 Post Road Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050 Fax: 1-800-231-6802 Internet: www.edrnet.com

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Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

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A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

22705 SR 9

WOODINVILLE, WA 98072

COORDINATES

Latitude (North): 47.793610 - 47° 47' 37.0" Longitude (West): 122.140520 - 122° 8' 25.9"

Universal Tranverse Mercator: Zone 10 UTM X (Meters): 564370.4 UTM Y (Meters): 5293500.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2447122-G2 BOTHELL, WA Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL...... National Priority List

Proposed NPL..... Proposed National Priority List Sites

System

CERCLIS No Further Remedial Action Planned

CORRACTS..... Corrective Action Report

ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees

ROD...... Records Of Decision

Delisted NPL......National Priority List Deletions

HMIRS..... Hazardous Materials Information Reporting System

MLTS..... Material Licensing Tracking System

TSCA....... Toxic Substances Control Act SSTS....... Section 7 Tracking Systems

FTTS......FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, &

Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

CSCSL NFA...... Confirmed & Contaminated Sites - No Further Action

SPILLS Reported Spills

EMI...... Washington Emissions Data System

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas Former Manufactured Gas (Coal Gas) Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 4 RCRIS-SQG sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WOODYS AUTO WRECKING INC	23005 SR 9 SE	0 - 1/8 SSE	1	6
LEDCOR IND INC	7303 222ND ST SE	1/4 - 1/2ENE	A6	10
COAST PAINTING INC WOODINVILLE	7303 222ND ST SE BLDG 2	1/4 - 1/2ENE	A7	10
Lower Elevation	Address	Dist / Dir	Map ID	Page
CROWN INDUSTRIES INC	22815 HWY 9 SE	1/4 - 1/2SW	5	9

STATE ASTM STANDARD

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, has revealed that there are 6 CSCSL sites within approximately 1.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page	
WOODYS AUTO WRECKING INC	23005 SR 9 SE	0 - 1/8 SSE	1	6	
WELLINGTON HILLS ASSOC	24309 WOODINVILLE SNOHO	1 - 2 S	13	15	
K & B EXCAVTING	8419 219TH ST SE	1 - 2 ENE	18	23	
Lower Elevation	Address	Dist / Dir	Map ID	Page	
ARROW METALS CORP	6014 238TH ST SE	1 - 2 SW	B15	18	
240TH STREET PROJECT - GERARD	6525 240TH ST	1 - 2 SSW	/ 16	20	
SNOHOMISH CO RIGHT OF WAY	5931-6013 238TH ST SE	1 - 2 SW	B17	22	

HSL: The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

A review of the HSL list, as provided by EDR, and dated 08/27/2002 has revealed that there are 2 HSL sites within approximately 1.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WELLINGTON HILLS ASSOC	24309 WOODINVILLE SNOHO	1-2 S	13	15
Lower Elevation	Address	Dist / Dir	Map ID	Page
BEAR CREEK MOTORS	6014 238TH PLACE SE	1-2 SW	B14	18

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 09/03/2002 has revealed that there are 2 LUST sites within approximately 0.75 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page	
BOBBY WOLFORD TRUCKING & SALVA	8107 222ND SE	1/4 - 1/2ENE	4	8	
Lower Elevation	Address	Dist / Dir	Map ID	Page	

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 09/03/2002 has revealed that there are 6 UST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID 4 8	Page	
BOBBY WOLFORD TRUCKING & SALVA GERRYS FOREIGN AUTO PARTS LTD	8107 222ND SE 23219 HWY 9	1/4 - 1/2ENE 1/4 - 1/2S		8 11	
Lower Elevation	Address	Dist / Dir	Map ID	Page	
UNIVERSAL/LAND CONST CO NATIONAL LANDSCAPE SERVICES	22701 HWY 9 SO PO BOX 3 22105 HWY 9	1/8 - 1/4SSW 1/8 - 1/4NW	_	7 8	
FITZ AUTO PARTS FITZ AUTO PARTS INC	23109 WOODINVILLE-SNOHO 23323 WOODINVILLE-SNOHO	1/4 - 1/2SSW 1/4 - 1/2SSW	-	11 11	

FEDERAL ASTM SUPPLEMENTAL

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 06/13/2002 has revealed that there is 1 FINDS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir Map ID	Page
WOODYS AUTO WRECKING INC	23005 SR 9 SE	0 - 1/8 SSE 1	6

STATE OR LOCAL ASTM SUPPLEMENTAL

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the WA ICR list, as provided by EDR, has revealed that there are 2 WA ICR sites within approximately 0.75 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
BOBBY WOLFORD TRUCKING & SALVA	8107 222ND SE	1/4 - 1/2ENE	-	8
GULL #1240 (SIX REPORTS)	21129 WOODINVILLE SNOHO	1/2 - 1 NNW		12

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
CALVERT INDUSTRIES INC	FTTS
OLYMPIC PIPELINE	FTTS
NORTHLAKE CABINET CORP	FTTS
SPECTRUM GLASS CO	FTTS
KNOLL LUMBER	CSCSL, VCP
H. H. OLESON LDFL	CERC-NFRAP
PACIFIC TOPSOILS YARDWASTE COMPOSTING - MALTBY	SWF/LF
SCANDIA LOG HOMES WOODWASTE LANDFILL	SWF/LF
MATSUSHITA AVIONICS BLDG 2	RCRIS-SQG, FINDS
CANYON PARK CLEANERS	RCRIS-SQG, FINDS
BARTELLS 12	RCRIS-SQG, FINDS
BERLEX LAB LLC DBA BERLEX LABORATORY WA	RCRIS-SQG
IMMUNEX CORPORATION	RCRIS-SQG
EPOCH BIOSCIENCES INC	RCRIS-SQG
INTEGREX INC	RCRIS-SQG, FINDS
USARMY RESERVE CTR BOTHELL	RCRIS-SQG, FINDS
FIRST RECOVERY WOODINVILLE	RCRIS-SQG, FINDS
RUSHENT SALES	RCRIS-SQG, FINDS
EVERGREEN UTILITY CONTRACTORS INC	RCRIS-SQG, FINDS
SUPER RENT INC WOODINVILLE	RCRIS-SQG, FINDS
CARDINAL INDUSTRIAL FINISHES	RCRIS-SQG, FINDS
ADVANCED FIRE PROTECTION IN	RCRIS-SQG, FINDS
MATILLA PAINTING	RCRIS-SQG, FINDS
MP ENVIRONMENTAL SERVICES INC	RCRIS-SQG, FINDS
U FIX IT HONDA AUTO WRECKING	RCRIS-SQG, FINDS
WASTE MANAGEMENT NORTHWEST WOODINVILLE	RCRIS-SQG, FINDS
SOLID VISIONS INC	RCRIS-SQG, FINDS
WASHINGTON INSULATION INC WOODINVILLE	RCRIS-SQG, FINDS
BIO RAD LABORATORIES WOODINVILLE	RCRIS-LQG, FINDS
CANYON CREEK CABINETS CO	EMI
EXXON - MARV'S	WA ICR
PUGET SOUND ENERGY	WA ICR
BOSHAW PROPERTY	CSCSL NFA, VCP
H & H OLESON LANDFILL	CSCSL NFA
PERKINS DUMP SITE	CSCSL NFA
FINISH TECHNOLOGIES	CSCSL NFA
CT SALES	CSCSL NFA, VCP
BDZ DEVELOPMENT	CSCSL NFA, VCP
EDEN BIOSCIENCE CORP	SSTS
SPRINGSTAR LLC	SSTS
AGRO BIOTECH CORP	SSTS
HEXOS INC	HAZNET

OVERVIEW MAP - 882247.4s - CH2M Hill, Inc. 2 2 8 T H SE 4 5 T H ゴエ 1/2 2 Miles **Target Property** Sites at elevations higher than or equal to the target property County Boundary Sites at elevations lower than the target property Power transmission lines Oil & Gas pipelines Coal Gasification Sites

100-year flood zone

500-year flood zone

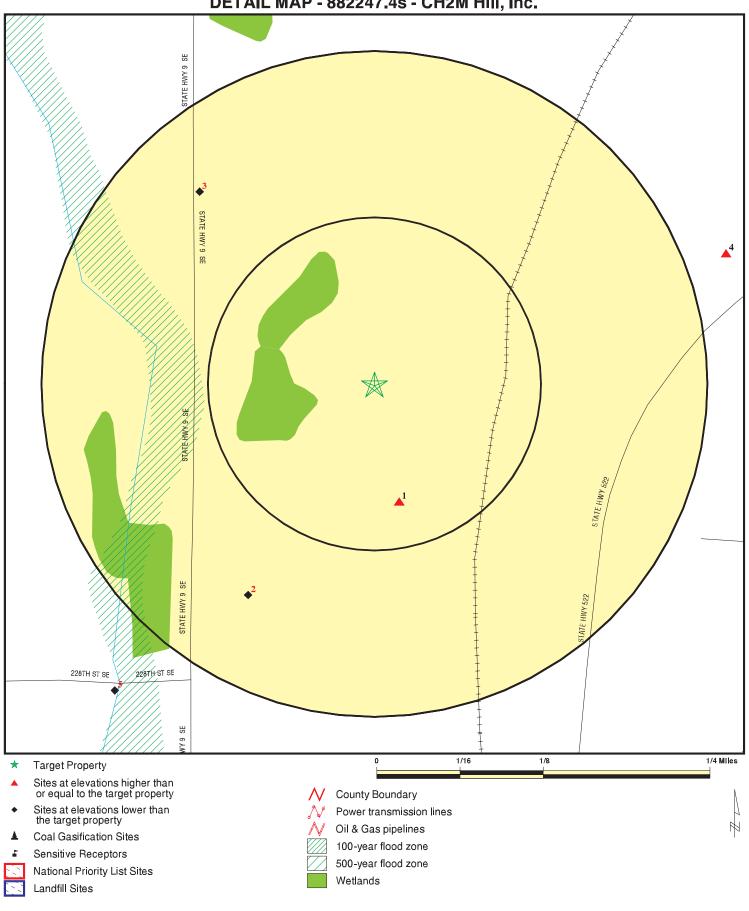
Wetlands

CH2M Hill, Inc. Rachel Chang TARGET PROPERTY: Bright Water Study Area Parcel A CUSTOMER: ADDRESS: 22705 SR 9 CONTACT: CITY/STATE/ZIP: Woodinville WA 98072 INQUIRY#: 882247.4s LAT/LONG: 47.7936 / 122.1405

National Priority List Sites

Landfill Sites

DATE: November 15, 2002 8:17 am DETAIL MAP - 882247.4s - CH2M Hill, Inc.



TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP:

LAT/LONG:

Bright Water Study Area Parcel A 22705 SR 9

Woodinville WA 98072 47.7936 / 122.1405

CUSTOMER: CH2M Hill, Inc. Rachel Chang CONTACT: INQUIRY#: 882247.4s

DATE: November 15, 2002 8:18 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDAR	<u>D</u>							
NPL Proposed NPL CERCLIS CERC-NFRAP CORRACTS RCRIS-TSD RCRIS Lg. Quan. Gen. RCRIS Sm. Quan. Gen. ERNS		1.250 1.250 0.750 0.500 1.250 0.750 0.500 0.500 0.250	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 3 NR	0 0 0 NR 0 0 NR NR NR	0 NR NR 0 NR NR NR	0 0 0 0 0 0 0 0 4
STATE ASTM STANDARD								
CSCSL HSL State Landfill LUST UST VCP		1.250 1.250 0.750 0.750 0.500 0.500	1 0 0 0 0	0 0 0 0 2 0	0 0 0 1 4 0	0 0 0 1 NR NR	5 2 NR NR NR NR	6 2 0 2 6 0
FEDERAL ASTM SUPPLEM	ENTAL							
CONSENT ROD Delisted NPL FINDS HMIRS MLTS MINES NPL Liens PADS RAATS TRIS TSCA SSTS FTTS		1.250 1.250 1.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250	0 0 0 1 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 NR NR NR NR NR NR NR NR NR NR NR	0 0 NR NR NR NR NR NR NR NR NR	0 0 0 NR NR NR NR NR NR NR NR NR	0 0 0 1 0 0 0 0 0 0
STATE OR LOCAL ASTM SU	JPPLEMENTAL	=						
CSCSL NFA WA ICR SPILLS WA Emissions		0.250 0.750 0.250 0.250	0 0 0 0	0 0 0 0	NR 1 NR NR	NR 1 NR NR	NR NR NR NR	0 2 0 0
EDR PROPRIETARY HISTOI	RICAL DATABA	ASES						
Coal Gas		1.250	0	0	0	0	0	0

MAP FINDINGS SUMMARY

Search

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

WOODYS AUTO WRECKING INC

23005 SR 9 SE

WOODINVILLE, WA 98072

< 1/8 476 ft. Higher

SSE

RCRIS:

Owner: LARRY WOODS

(425) 481-7744

EPA ID: WAD988504411
Contact: LARRY WOODS

(425) 481-7744

Classification: N, Small Quantity Generator

Used Oil Recyc: Yes

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS) Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

SHWS:

Facility ID: 95547562
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 47 23.28
Longitude: 122 8 36.49

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Soil

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Suspected to be present

Horizontal Collection Method: Unknown

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present

Metals - Other non-priority pollutant medals: Not reported

Polychlorinated biPhenyls (PCBs): Confirmed above MTCA cleanup levels

Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Suspected to be present

Dioxin:
Polynuclear Aromatic Hydrocarbons (PAH):
Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Not reported
Not reported
Not reported
Not reported
Not reported

RCRIS-SQG

FINDS

CSCSL

1000696818

WAD988504411

MAP FINDINGS Map ID Direction

Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

WOODYS AUTO WRECKING INC (Continued)

1000696818

Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 95547562 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 47 23.28 122 8 36.49 Longitude:

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: **Ground Water**

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported Horizontal Collection Method: Unknown EPA Priority Pollutants - Metals and Cvanide: Not reported Metals - Other non-priority pollutant medals: Not reported

Polychlorinated biPhenyls (PCBs): Suspected to be present

Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

SSW 1/8-1/4 975 ft. Lower

UNIVERSAL/LAND CONST CO 22701 HWY 9 SO PO BOX 329 WOODINVILLE, WA 98072

UST:

Facility ID: 4825

Install Date: 12/31/1964 00:00:00 Capacity: Not reported Status: Removed

Tank Name: 3

UNLEADED GASOLINE Substance:

Compartment #: 1

Ecology Region: North Western

N/A

U003402758

UST

Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

UNIVERSAL/LAND CONST CO (Continued)

U003402758

U001125742

U000595919

N/A

N/A

UST

WAICR

LUST

Facility ID: 4825

Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed

Tank Name: 2

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Facility ID: 4825

Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed

Tank Name:

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Facility ID: 4825

Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed
Tank Name: 4

Substance: LEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

3 NATIONAL LANDSCAPE SERVICES UST

NW 1/8-1/4 1030 ft. Lower

WOODINVILLE, WA 98072

....

UST:

22105 HWY 9

Facility ID: 9039

Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed

Tank Name:

Substance: UNLEADED GASOLINE

Compartment #:

Ecology Region: North Western

BOBBY WOLFORD TRUCKING & SALVAGE

ENE 1/4-1/2 1487 ft. Higher 8107 222ND SE WOODINVILLE, WA 98072

LUST:

Facility ID: 12030 Ecology Region: NWRO

 Release ID:
 519726
 Release Date:
 10/21/1999 00:00:00

 Release Status:
 Cleanup Started
 Status Date:
 6/25/1999 00:00:00

 Alternate Name:
 BOBBY WOLFORD TRUCKINGat/Lon
 47.402682 / 122.133563

Affected Media: Soil

Facility ID: 12030 Ecology Region: NWRO

Map ID MAP FINDINGS

Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

BOBBY WOLFORD TRUCKING & SALVAGE (Continued)

U000595919

 Release ID:
 519726
 Release Date:
 10/21/1999 00:00:00

 Release Status:
 Reported Cleaned Up
 Status Date:
 10/15/1999 00:00:00

 Alternate Name:
 BOBBY WOLFORD TRUCKINGat/Lon
 47.402682 / 122.133563

Affected Media: Soil

WA ICR:

Date Ecology Received Report: 10/21/1999
Contaminants Found at Site: Petroleum products

Media Contaminated: Soil Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Final cleanup report

Site Register Issue: 98-22
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

UST:

Facility ID: 12030

Install Date: 1/1/1982 00:00:00

Capacity: 10,000 TO 19,999 GALLONS

Status: Removed Tank Name: 2 Substance: DIESEL

Compartment #: 1

Ecology Region: North Western

Facility ID: 12030

Install Date: 1/1/1982 00:00:00

Capacity: 2,001 TO 4,999 GALLONS

Status: Removed

Tank Name:

Substance: UNLEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

5 CROWN INDUSTRIES INC SW 22815 HWY 9 SE 1/4-1/2 WOODINVILLE, WA 98072 1593 ft.

RCRIS-SQG 1000189133 FINDS WAD028997294

RCRIS:

Lower

Owner: CROWN INDUSTRIES INC

(360) 555-1212

EPA ID: WAD028997294

Contact: LARRY KING (425) 487-2649

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

CROWN INDUSTRIES INC (Continued)

1000189133

1000287457

1000838373

WAD988511481

WAD118966092

RCRIS-SQG

RCRIS-SQG

FINDS

FINDS

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Violation Status: No violations found

Resource Conservation and Recovery Act Information system (RCRAINFO)

Α6 **LEDCOR IND INC ENE** 7303 222ND ST SE WOODINVILLE, WA 98072 1/4-1/2

1720 ft.

Higher Site 1 of 2 in cluster A

RCRIS:

EPA ID:

LEDCOR IND INC Owner:

(360) 555-1212 WAD118966092

Contact: **GARY WERNER**

(425) 481-1222

Classification: **Small Quantity Generator**

Used Oil Recvc: No

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

Α7 **COAST PAINTING INC WOODINVILLE** ENE 7303 222ND ST SE BLDG 2 WOODINVILLE, WA 98072

1/4-1/2 1720 ft. Higher

Site 2 of 2 in cluster A

RCRIS:

COAST PAINTING INC Owner:

(360) 555-1212

EPA ID: WAD988511481 JON BUDD Contact:

(425) 486-5769

Classification: N, Small Quantity Generator

Used Oil Recyc: Yes

TSDF Activities: Not reported

Violation Status: No violations found

Map ID MAP FINDINGS

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s) EPA ID Number

COAST PAINTING INC WOODINVILLE (Continued)

1000838373

U003665872

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

8 GERRYS FOREIGN AUTO PARTS LTD South 23219 HWY 9 1/4-1/2 WOODINVILLE, WA 98072 UST U0036 CSCSL NFA N/A

1/4-1/2 2174 ft. Higher

WA NFA:

Facility/Site Id: 2789

Ecology Status : Independent Remedial Action

Independent Status Code : Final Independant RA Report received

WARM Bin Number : Not reported

NFA Code : NFA after Assesment IRAP or VCP

NFA Date: 2/12/1997 00:00:00

UST:

Facility ID: 508317 Install Date: Not reported

Capacity: 111 TO 1,000 GALLONS

Status: Unknown

Tank Name:

Substance: LEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

UST U000598285

N/A

SSW 1/4-1/2 2187 ft. Lower FITZ AUTO PARTS 23109 WOODINVILLE-SNOHOMISH ROAD WOODINVILLE, WA 98072

UST:

Facility ID: 2533

Install Date: 12/31/1964 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed

Tank Name: 4

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

UST

U001122787 N/A

10 SSW 1/4-1/2 2410 ft. Lower FITZ AUTO PARTS INC 23323 WOODINVILLE-SNOHOMISH ROAD

WOODINVILLE, WA 98072

TC882247.4s Page 11

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

FITZ AUTO PARTS INC (Continued)

U001122787

UST:

Facility ID: 2535

Install Date: 12/31/1964 00:00:00

Capacity: Not reported Status: Removed

Tank Name: 3

Substance: Not reported

Compartment #:

Ecology Region: North Western

Facility ID: 2535

Install Date: 12/31/1964 00:00:00

Capacity: Not reported Status: Removed

Tank Name:

Substance: UNLEADED GASOLINE

Compartment #:

Ecology Region: North Western

GIBRALTAR SAVINGS PROPERTY
23206 WOODNVILLE-SNOHOMISH RD

/2-1 WOODINVILLE, WA 98072

LUST S101151596 N/A

SSW 1/2-1 3175 ft. Lower

11

LUST:

Facility ID: 200429 Ecology Region: NWRO

 Release ID:
 1210
 Release Date:
 2/23/1989 00:00:00

 Release Status:
 Cleanup Started
 Status Date:
 2/23/1989 00:00:00

 Alternate Name:
 GIBRALTAR SAVINGS PROPERTYON
 47.751991 / 122.018054

Affected Media: Soil

Facility ID: 200429 Ecology Region: NWRO

 Release ID:
 1210
 Release Date:
 2/23/1989 00:00:00

 Release Status:
 Reported Cleaned Up
 Status Date:
 5/21/1995 00:00:00

 Alternate Name:
 GIBRALTAR SAVINGS PROPERTYON
 47.751991 / 122.018054

Affected Media: Soil

Antected Media. Con

12 NNW 1/2-1 3341 ft. Higher GULL #1240 (SIX REPORTS) 21129 WOODINVILLE SNOHOMISH WOODINVILLE, WA 98072 WA ICR \$103503249 N/A

WA ICR:

Date Ecology Received Report: 02/12/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 92-19
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 02/20/1995

Contaminants Found at Site: Petroleum products

Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s) EPA ID Number

GULL #1240 (SIX REPORTS) (Continued)

Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 93-48
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 04/24/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western

Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 94-03
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 05/25/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 94-03
County Code: 17,00000

County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 04/15/1994
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 93-28
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 10/16/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western

Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 94-15
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 10/29/1991
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater
Cause of Contamination: Tank

S103503249

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

GULL #1240 (SIX REPORTS) (Continued)

Region: North Western Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 92-11 County Code: 17.00000 Contact: Not reported Not reported Report Title:

Date Ecology Received Report:

Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

North Western Region: Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 95-12 County Code: 17.00000 Contact: Not reported Report Title: Not reported

Date Ecology Received Report: 04/27/1998

Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil Cause of Contamination: Tank Region: North Western

Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 98-03 County Code: 17.00000

Contact: Not reported Report Title: Not reported

Date Ecology Received Report: 01/30/1998 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 98-03 County Code: 17.00000 Contact: Not reported Report Title: Not reported

Date Ecology Received Report: 01/17/1996 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater

Cause of Contamination: Tank

Region: North Western

Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 94-20 County Code: 17.00000 Contact: Not reported Not reported Report Title:

Date Ecology Received Report: 03/26/1996 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

North Western Region:

Type of Report Ecology Received: Interim cleanup report S103503249

Direction Distance Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

GULL #1240 (SIX REPORTS) (Continued)

S103503249

Site Register Issue: 94-25
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 07/31/1998
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 98-10
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

13 South > 1 5301 ft. Higher WELLINGTON HILLS ASSOC 24309 WOODINVILLE SNOHOMISH HWY WOODINVILLE, WA 98072 CSCSL S102258439

WA ICR N/A HSL

SHWS:

Facility ID: 2763
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 35.35
Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Soil

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

Not reported

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported Base/Neutral/Acid Organics:

Halogenated Organic Compounds: Confirmed above MTCA cleanup levels

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels

Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Confirmed above MTCA cleanup levels

Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 2763 MTBE Code: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s) EPA ID Number

WELLINGTON HILLS ASSOC (Continued)

S102258439

Responsible Unit: Northwest Region Latitude: 47 46 35.35 Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Confirmed above MTCA cleanup levels

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Confirmed above MTCA cleanup levels

Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 2763
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 35.35
Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Surface Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Suspected to be present

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide:
Metals - Other non-priority pollutant medals:
Polychlorinated biPhenyls (PCBs):
Suspected to be present
Suspected to be present

Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Suspected to be present

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s) EPA ID Number

WELLINGTON HILLS ASSOC (Continued)

S102258439

Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 2763
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 35.35
Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Drinking Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

Not reported

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported Base/Neutral/Acid Organics:

Halogenated Organic Compounds: Suspected to be present

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide:

Metals - Other non-priority pollutant medals:

Polychlorinated biPhenyls (PCBs):

Suspected to be present
Suspected to be present
Suspected to be present

Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Suspected to be present

Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Not reported Asbestos: Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

WA HSL:

Rank: 2

Facility Status : Independent RA
Facility Type : Not reported
Nearest City : Woodinville

WA ICR:

Date Ecology Received Report: 05/21/1991

Contaminants Found at Site: Halogenated organic compounds

Metals PCB's

Petroleum products Non-haologenated solvents

Media Contaminated: Groundwater, Soil
Cause of Contamination: Handling practices, S, T

Direction Distance Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

WELLINGTON HILLS ASSOC (Continued)

S102258439

N/A

Region: North Western
Type of Report Ecology Received: Not reported
Site Register Issue: 91-31
County Code: 17.00000
Contact: Not reported

Report Title: Not reported

 B14
 BEAR CREEK MOTORS
 HSL
 \$105542254

 SW
 6014 238TH PLACE SE
 VCP
 N/A

> 1 WOODINVILLE, WA 98072

5340 ft.

Lower Site 1 of 3 in cluster B

WA HSL:

Rank:

Facility Status: Not reported

Facility Type: Removed from the Hazardous Sites List

Nearest City: Woodinville

VCP:

Facility ID: 2835

Project Number: Opinion Letter
Project Decision: Opinion Letter
Decision Date: 12/10/2001 00:00:00

B15 ARROW METALS CORP CSCSL S103084082

SW 6014 238TH ST SE > 1 WOODINVILLE, WA 98072

5340 ft.

Lower Site 2 of 3 in cluster B

SHWS:

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process: Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Soil

Arsenic Code:

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination) Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels

Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported

Map ID MAP FINDINGS
Direction

Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

ARROW METALS CORP (Continued)

S103084082

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Asbestos:

Conventional Contaminants, Organic:

Conventional Contaminants, Inorganic:

Not reported

Not reported

Not reported

Not reported

Not reported

Not reported

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process: Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Air

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present

Metals - Other non-priority pollutant medals:

Polychlorinated biPhenyls (PCBs):

Not reported
Not reported
Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process: Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Map ID MAP FINDINGS Direction

Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

ARROW METALS CORP (Continued)

S103084082

Halogenated Organic Compounds: Not reported

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Not reported Reactive Wastes: Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 19237 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 46 55.4 Lonaitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process: Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Surface Water

S (Suspected) - Due to preliminary investigations or the nature of business operations Media Status:

Not reported

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported Base/Neutral/Acid Organics: Halogenated Organic Compounds:

Not reported Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Not reported Pesticides:

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

16 240TH STREET PROJECT - GERARD PROPERTY SSW 6525 240TH ST

WOODINVILLE, WA 98072 > 1

LUST 5381 ft. **SPILLS** Lower VCP

U003759191

N/A

UST

CSCSL

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

240TH STREET PROJECT - GERARD PROPERTY (Continued)

U003759191

SHWS:

Facility ID: 6351462
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 43.6
Longitude: 122 8 39.5

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Final Independent Remedial Action Report received

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Soil

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

Not reported

Not reported

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported
Base/Neutral/Acid Organics:
Halogenated Organic Compounds:

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide:
Metals - Other non-priority pollutant medals:
Polychlorinated biPhenyls (PCBs):
Not reported
Not reported
Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

LUST:

Facility ID: 550557 Ecology Region: NWRO

 Release ID:
 550565
 Release Date:
 9/1/2000 00:00:00

 Release Status:
 Awaiting Cleanup
 Status Date:
 9/21/2000 00:00:00

 Alternate Name:
 240TH STREET PROJECT - GER/ARD PROPERTY
 47.778777 / 122.144305

Affected Media: Soil

WA SPILL:

Facility ID: 526461 Material Desc : MUD/SILT

Medium: SURFACE WATER-FRESH

Material Qty: 0

Material Units: Not reported Business Name: SEAVESTO

VCP:

Facility ID: 6351462
Project Number: Not reported
Project Decision: Not reported
Decision Date: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

240TH STREET PROJECT - GERARD PROPERTY (Continued)

U003759191

CSCSL S104971352

N/A

UST:

Facility ID: 550557
Install Date: Not reported

Capacity: 111 TO 1,000 GALLONS

Status: Exempt

Tank Name: 1

Substance: HEATING FUEL

Compartment #:

Ecology Region: North Western

Facility ID: 550557 Install Date: Not reported

Capacity: 111 TO 1,000 GALLONS

Status: Exempt

Tank Name:

Substance: USED OIL/WASTE OIL

Compartment #: 2

Ecology Region: North Western

B17 SNOHOMISH CO RIGHT OF WAY

SW 5931-6013 238TH ST SE > 1 BOTHELL, WA 98021

5486 ft.

Lower Site 3 of 3 in cluster B

SHWS:

Facility ID: 36626373
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 51.8
Longitude: 122 12 23.6

Ecology Site Status relative to the MTCA cleanup process:

Awaiting Site Hazard Assessment (SHA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Dioxin:
Polynuclear Aromatic Hydrocarbons (PAH):
Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Asbestos:
Not reported

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

SNOHOMISH CO RIGHT OF WAY (Continued)

S104971352

Conventional Contaminants, Inorganic: Not reported

Facility ID: 36626373 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 46 51.8 Longitude: 122 12 23.6

Ecology Site Status relative to the MTCA cleanup process:

Awaiting Site Hazard Assessment (SHA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media:

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Confirmed above MTCA cleanup levels Non-Halogenated Solvents:

Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Not reported Corrosive Wastes: Radioactive Wastes: Not reported Not reported Asbestos: Conventional Contaminants, Organic: Not reported Not reported Conventional Contaminants, Inorganic:

18 **K & B EXCAVTING ENE** 8419 219TH ST SE WOODINVILLE, WA 98072 > 1 6032 ft.

SHWS:

Higher

Facility ID: 91759839 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 47 58.44 Longitude: 122 7 3.12

Ecology Site Status relative to the MTCA cleanup process:

Awaiting Site Hazard Assessment (SHA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media:

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported **CSCSL**

VCP

S104320460

N/A

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

K & B EXCAVTING (Continued)

S104320460

Halogenated Organic Compounds: Not reported

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Not reported Reactive Wastes: Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 91759839
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 47 58.44
Longitude: 122 7 3.12

Ecology Site Status relative to the MTCA cleanup process: Awaiting Site Hazard Assessment (SHA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Sediments

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics:

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide:

Metals - Other non-priority pollutant medals:

Polychlorinated biPhenyls (PCBs):

Not reported

Not reported

Not reported

Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

VCP:

Facility ID: 91759839
Project Number: Not reported
Project Decision: Not reported
Decision Date: Not reported

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HOO	5406420677	XHada a www.130a	TO TO LITORO FOCO / 30 kg	7000	0000
BOINELL	5103430677		Z1Z3 / ZZ0/ ZZ81H S1 SE	9002	COCOL INTA, VOR
BOTHELL	5104584275	HEXOS INC	22118 201H AVE SE STE G/142	98021	HAZNE I
BOTHELL	1004794770	MATSUSHITA AVIONICS BLDG 2	22515 29TH AVE SE	98021	RCRIS-SQG, FINDS
BOTHELL	1004793637	CANYON PARK CLEANERS	22615 BOTHELL EVERETT HWY B	98021	RCRIS-SQG, FINDS
BOTHELL	1001234219	BARTELLS 12	22833 BOTHELL EVERETT HWY STE	98021	RCRIS-SQG, FINDS
BOTHELL	1005906285	BERLEX LAB LLC DBA BERLEX LABORATORY WA	21511 23RD DR SE	98021	RCRIS-SQG
BOTHELL	1005445553	IMMUNEX CORPORATION	21720 23RD DR SE STE 200	98021	RCRIS-SQG
BOTHELL	1005445074	EPOCH BIOSCIENCES INC	21720 23RD DR SE STE 150	98021	RCRIS-SQG
BOTHELL	1004794831	INTEGREX INC	22029 23RD DR SE	98021	RCRIS-SQG, FINDS
ВОТНЕЦ	S103507436	EXXON - MARV'S	22730 MERIDIAN SW	98021	WA ICR
ВОТНЕЦ	1005913717	EDEN BIOSCIENCE CORP	3830 MONTE VILLA PKY	98021	SSTS
BOTHELL	1004795004	USARMY RESERVE CTR BOTHELL	134 288TH ST SW	98021	RCRIS-SQG, FINDS
SNOHOMISH	1005937752	CALVERT INDUSTRIES INC	20433 91ST AVE SE	98072	FTTS
WOODINVILLE	S104971650	H & H OLESON LANDFILL	NE 152ND PL NE / SE 155TH	98072	CSCSL NFA
WOODINVILLE	1001805453	FIRST RECOVERY WOODINVILLE	13624A NE 177TH PL	98072	RCRIS-SQG, FINDS
WOODINVILLE	S105430648	PERKINS DUMP SITE	NE 200TH / WOOD SNO RD	98072	CSCSL NFA
WOODINVILLE	S105454149	PUGET SOUND ENERGY	NE 230TH / WOODINVILLE/DUVALL HWY	98072	WA ICR
WOODINVILLE	1005951572	OLYMPIC PIPELINE	45TH AVE SE AT APPROX 220TH ST SE	98072	FTTS
WOODINVILLE	S104972076	FINISH TECHNOLOGIES	23005 HWY 9	98072	CSCSL NFA
WOODINVILLE	S104972071	CT SALES	22925 HWY 9 SE	98072	CSCSL NFA, VCP
WOODINVILLE	S104972060	BDZ DEVELOPMENT	22701 HWY 9 S	98072	CSCSL NFA, VCP
WOODINVILLE	1004795026	RUSHENT SALES	23005 HWY 9 UNIT A	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004794623	EVERGREEN UTILITY CONTRACTORS INC	22823 HWY 9	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004793668	SUPER RENT INC WOODINVILLE	19265 HWY 9	98072	RCRIS-SQG, FINDS
WOODINVILLE	\$105200714	PACIFIC TOPSOILS YARDWASTE COMPOSTING -	APPROX 8600 BLK OF 219TH ST SE	98072	SWF/LF
		MALTBY			
WOODINVILLE	1005922555	SPRINGSTAR LLC	17309 174TH AVE NE	98072	SSTS
WOODINVILLE	1005909225	AGRO BIOTECH CORP	118800 142ND AVE NE, SUITE 2A	98072	SSTS
WOODINVILLE	1004794754	CARDINAL INDUSTRIAL FINISHES	19230 144TH AVE NE UNITS A & B	98072	RCRIS-SQG, FINDS
WOODINVILLE	1000151507	ADVANCED FIRE PROTECTION IN	19231 44TH AVE NE	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004794922	MATILLA PAINTING	7303 W BOSTONIAN RD BLDG 101	98072	RCRIS-SQG, FINDS
WOODINVILLE	1003880382	H. H. OLESON LDFL	NE-152ND PL NE& SE-155TH PL NE	98072	CERC-NFRAP
WOODINVILLE	1004794924	MP ENVIRONMENTAL SERVICES INC	6405 233RD SE TRANSFER FACILIT	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004612517	U FIX IT HONDA AUTO WRECKING	24115 SNOHOMISH WOODINVILLE RD	98072	RCRIS-SQG, FINDS
WOODINVILLE	S104179634	SCANDIA LOG HOMES WOODWASTE LANDFILL	7303 222ND ST SE AKA 7303 W BOSTIAN RD	98072	SWF/LF
WOODINVILLE	S103531715	CANYON CREEK CABINETS CO	8330 212TH ST SE	98072	EMI
WOODINVILLE	1005951138	NORTHLAKE CABINET CORP	8830 212TH ST SE	98072	FTTS
WOODINVILLE	1001969510	WASTE MANAGEMENT NORTHWEST WOODINVILLE	6225 233RD ST SE	98072	RCRIS-SQG, FINDS
WOODINVILLE	S104490919	KNOLL LUMBER	23605 WOODINVILLE SNOHOMISH RD	98072	CSCSL, VCP
WOODINVILLE	1004795117	SOLID VISIONS INC	15000 WOODINVILLE REDMOND RD B	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004794409	WASHINGTON INSULATION INC WOODINVILLE	VD RD	98072	RCRIS-SQG, FINDS
WOODINVILLE	1001491167	BIO RAD LABORATORIES WOODINVILLE	14620 NE WOODINVILLE WAY	98072	RCRIS-LQG, FINDS
WOODINVILLE	1005956060	SPECTRUM GLASS CO	24105 WOODINVILLE-SNOHOMISH RD	98072	FTTS

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement

of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Data Arrival at EDR: 08/01/02

Date of Data Arrival at EDR: 09/23/02

Date of Government Version: 07/18/02 Date Made Active at EDR: 09/20/02

Elapsed ASTM days: 50 Database Release Frequency: Semi-Annually Date of Last EDR Contact: 08/01/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 8

Telephone 215-814-5418 Telephone: 303-312-6774

EPA Region 4

Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Source: EPA Telephone: N/A

> Date of Government Version: 05/29/02 Date of Data Arrival at EDR: 08/01/02

Date Made Active at EDR: 09/20/02 Elapsed ASTM days: 50

Database Release Frequency: Semi-Annually Date of Last EDR Contact: 08/01/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/15/02 Date Made Active at EDR: 10/28/02

Elapsed ASTM days: 35 Database Release Frequency: Quarterly Date of Last EDR Contact: 09/23/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 09/15/02

Date of Data Arrival at EDR: 10/03/02

Date Made Active at EDR: 10/28/02 Elapsed ASTM days: 25

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/02

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/02/02 Date of Data Arrival at EDR: 05/06/02

Date Made Active at EDR: 07/15/02 Elapsed ASTM days: 70

Database Release Frequency: Semi-Annually Date of Last EDR Contact: 09/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate,

transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery

Act (RCRA).

Date of Government Version: 09/09/02 Date of Data Arrival at EDR: 09/24/02

Date Made Active at EDR: 10/28/02 Elapsed ASTM days: 34

Database Release Frequency: Varies Date of Last EDR Contact: 09/24/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous

substances.

Date of Government Version: 12/31/01 Date of Data Arrival at EDR: 07/02/02

Date Made Active at EDR: 07/15/02 Elapsed ASTM days: 13

Database Release Frequency: Varies Date of Last EDR Contact: 07/24/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG)

and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99 Date of Last EDR Contact: 09/16/02

Database Release Frequency: Biennially Date of Next Scheduled EDR Contact: 12/16/02

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released

periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A

Date of Last EDR Contact: N/A

Database Release Frequency: Varies Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical

and health information to aid in the cleanup.

Date of Government Version: 12/21/01 Date of Last EDR Contact: 10/07/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/06/03

DELISTED NPL: National Priority List Deletions

Source: EPA Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the

NPL where no further response is appropriate.

Date of Government Version: 07/18/02 Date of Last EDR Contact: 08/01/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 11/04/02

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 06/13/02 Date of Last EDR Contact: 10/07/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 01/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 05/31/02 Date of Last EDR Contact: 10/21/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/20/03

MLTS: Material Licensing Tracking System Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency,

EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/12/02 Date of Last EDR Contact: 10/08/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 01/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 09/10/02 Date of Last EDR Contact: 09/30/02

Database Release Frequency: Semi-Annually

Date of Next Scheduled EDR Contact: 12/30/02

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability.

USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91 Date of Last EDR Contact: 08/26/02

Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: 11/25/02

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers

of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/28/02 Date of Last EDR Contact: 08/02/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 11/11/02

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95 Date of Last EDR Contact: 09/10/02

Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: 12/09/02

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and

land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00 Date of Last EDR Contact: 09/24/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 12/23/02

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant

Date of Government Version: 12/31/98 Date of Last EDR Contact: 09/09/02

Database Release Frequency: Every 4 Years Date of Next Scheduled EDR Contact: 12/09/02

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Last EDR Contact: 09/24/02 Date of Government Version: 04/25/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 12/23/02

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices

being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00 Date of Last EDR Contact: 10/22/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/20/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the

Agency on a quarterly basis.

Date of Government Version: 04/25/02 Date of Last EDR Contact: 09/24/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 12/23/02

STATE OF WASHINGTON ASTM STANDARD RECORDS

CSCSL: Confirmed & Suspected Contaminated Sites List

Source: Department of Ecology Telephone: 360-407-7200

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 05/29/02 Date Made Active at EDR: 07/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/03/02

Elapsed ASTM days: 36

Date of Last EDR Contact: 08/19/02

HSL: Hazardous Sites List Source: Department of Ecology Telephone: 360-407-7200

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 08/27/02 Date Made Active at EDR: 10/04/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/09/02

Elapsed ASTM days: 25

Date of Last EDR Contact: 09/09/02

SWF/LF: Solid Waste Facility Database Source: Department of Ecology Telephone: 360-407-6132

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/01/01 Date Made Active at EDR: 12/19/01

Database Release Frequency: Annually

Date of Data Arrival at EDR: 12/04/01

Elapsed ASTM days: 15

Date of Last EDR Contact: 10/08/02

LUST: Leaking Underground Storage Tanks Site List

Source: Department of Ecology Telephone: 360-407-7200

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/03/02 Date Made Active at EDR: 10/10/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02

Elapsed ASTM days: 24

Date of Last EDR Contact: 09/16/02

UST: Underground Storage Tank Database

Source: Department of Ecology Telephone: 360-407-7170

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/03/02 Date Made Active at EDR: 10/10/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02

Elapsed ASTM days: 24

Date of Last EDR Contact: 09/16/02

VCP: Voluntary Cleanup Program Sites Source: Department of Ecology Telephone: 360-407-7200

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 06/30/02

Date of Data Arrival at EDR: 10/24/02

Date Made Active at EDR: 11/05/02 Elapsed ASTM days: 12

Database Release Frequency: Varies Date of Last EDR Contact: 09/13/02

STATE OF WASHINGTON ASTM SUPPLEMENTAL RECORDS

CSCSL NFA: Confirmed & Contaminated Sites - No Further Action

Source: Department of Ecology Telephone: 360-407-7170

The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead, a No Further Action code is entered based upon the type of NFA determination the site received.

Date of Government Version: 05/29/02 Date of Last EDR Contact: 08/19/02

Database Release Frequency: Semi-Annually Date of Next Scheduled EDR Contact: 07/18/02

ICR: Independent Cleanup Reports Source: Department of Ecology Telephone: 360-407-7200

These are remedial action reports Ecology has received from either the owner or operator of the sites. These actions

have been conducted without department oversight or approval and are not under an order or decree.

Date of Government Version: 06/01/02 Date of Last EDR Contact: 08/23/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 11/18/02

SPILLS: Reported Spills

Source: Department of Ecology Telephone: 360-407-7450

Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 10/08/02 Date of Last EDR Contact: 10/08/02

Database Release Frequency: Semi-Annually Date of Next Scheduled EDR Contact: 01/06/03

EMI: Washington Emissions Data System Source: Department of Ecology Telephone: 360-407-6040

Date of Government Version: 12/31/99 Date of Last EDR Contact: 10/22/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/20/03

LOCAL RECORDS

KING COUNTY:

Abandoned Landfill Study in King County

Source: Seattle-King County Department of Public Health

Telephone: 206-296-4785

The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/85 Database Release Frequency: No Update Planned Date of Last EDR Contact: 10/21/94
Date of Next Scheduled EDR Contact: N/A

SEATTLE COUNTY:

Abandoned Landfill Study in the City of Seattle

Source: Seattle - King County Department of Public Health

Telephone: 206-296-4785

The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental

Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if

any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/84
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/94

Date of Next Scheduled EDR Contact: N/A

SEATTLE/KING COUNTY:

Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

Source: Department of Public Health

Telephone: 206-296-4785

This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and

four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/86

Date of Last EDR Contact: 08/14/95

Date of Next Scheduled EDR Contact: N/A

SNOHOMISH COUNTY:

Solid Waste Sites of Record at Snohomish Health District

Source: Snohomish Health District Telephone: 206-339-5250

Date of Government Version: 01/17/02

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/22/02

Date of Next Scheduled EDR Contact: 01/20/03

TACOMA/PIERCE COUNTY:

Closed Landfill Survey

Source: Tacoma-Pierce County Health Department

Telephone: 206-591-6500

Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

Date of Government Version: 04/15/93 Date of Last EDR Contact: 01/11/95
Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BRIGHT WATER STUDY AREA PARCEL A 22705 SR 9 WOODINVILLE, WA 98072

TARGET PROPERTY COORDINATES

Latitude (North): 47.793610 - 47° 47′ 37.0" Longitude (West): 122.140518 - 122° 8′ 25.9"

Universal Tranverse Mercator: Zone 10 UTM X (Meters): 564370.4 UTM Y (Meters): 5293500.0

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2447122-G2 BOTHELL, WA

Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General West

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

FEMA Flood

Target Property County

Electronic Data

SNOHOMISH, WA

YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 5355340490B

Additional Panels in search area: 5355340495B

5300750068F 53033C0068F 53033C0069F 53033C0090F

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property Data Coverage

BOTHELL YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles

Location Relative to TP: 1 - 2 Miles SSW

Site Name: UNIVERSAL MFG CORP

Site EPA ID Number: WAD044038073 Groundwater Flow Direction: NOT AVAILABLE

Inferred Depth to Water: 30 feet

Hydraulic Connection: The uppermost aquifer is situated in glacial drift with some lenses of

till.

Sole Source Aquifer: A sole source aquifer is not persent at or near the site

Data Quality: Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

LOCATION GENERAL DIRECTION

MAP ID FROM TP GROUNDWATER FLOW

AND SWA

7 1/2 - 1 Mile SW NNE 8 1/2 - 1 Mile NW SE

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Cenozoic Category: Stratifed Sequence

System: Quaternary Series: Quaternary

Code: Q (decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

^{*©1996} Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

Soil Component Name: ALDERWOOD

Soil Surface Texture: gravelly - sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward

movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic

conductivity, wet state high in the profile. Depth to water table is 3

to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

	_		Soil Layer	Information			
	Boundary			Classification			
Layer	Upper Lower Soil Texture Class		AASHTO Group Unified Soil		Permeability Rate (in/hr)	Soil Reaction (pH)	
1	0 inches	7 inches	gravelly - sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 6.00 Min: 2.00	Max: 6.50 Min: 5.10
2	7 inches	35 inches	very gravelly - loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 6.00 Min: 2.00	Max: 6.50 Min: 5.10
3	35 inches	39 inches	cemented	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam

very gravelly - sandy loam

Surficial Soil Types: silt loam

very gravelly - sandy loam

Shallow Soil Types: silt loam

Deeper Soil Types: very gravelly - coarse sand

stratified

very gravelly - sand very gravelly - loamy sand

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

LOCATION

WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 1 mile

State Database 1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	4747501220 73701	1/2 - 1 Mile ENE
4	474739122091501	1/2 - 1 Mile West
A5	474752122091301	1/2 - 1 Mile WNW
A6	474753122091401	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

		LOCATION
MAP ID	WELL ID	FROM TP

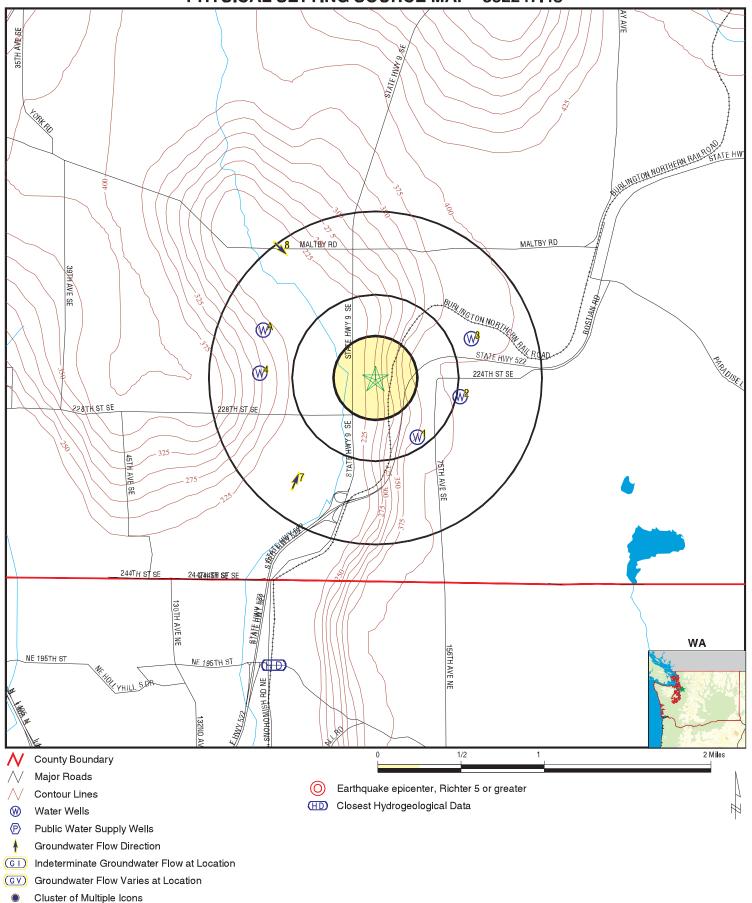
No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	WAGRP0000000698	1/4 - 1/2 Mile SE
2	WAGRP000003126	1/2 - 1 Mile ESE

PHYSICAL SETTING SOURCE MAP - 882247.4s



TARGET PROPERTY: Bright Water Study Area Parcel A ADDRESS: 22705 SR 9

CITY/STATE/ZIP: Woodinville WA 98072 LAT/LONG: 47.7936 / 122.1405 CUSTOMER: CH2M Hill, Inc. CONTACT: Rachel Chang INQUIRY #: 882247.4s

INQUIRY #: 882247.4s
DATE: November 15, 2002 8:18 am

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance

Elevation Database EDR ID Number

SE 1/4 - 1/2 Mile WA WELLS WAGRP000000698

Higher Source Na

 Source Name:
 WOODLANE
 Range:
 05E

 Township:
 27
 Section:
 35

 QTR Section:
 NWNE
 Source Type:
 W

 Source Use:
 P
 SP X:
 1598300

SP Y: 899608 PWS Name: CROSS VALLEY WATER DISTRICT

PWS ID: 16270 Source: 12

Key ID: 1627012

2 ESE WA WELLS WAGRP0000003126

1/2 - 1 Mile Higher

> Source Name: WELL #1 Range: 05E Township: 27 Section: 26 QTR Section: **SWSE** W Source Type: Source Use: Ρ SP X: 1599690

SP Y: 900866 PWS Name: DGR ENTERPRISES INC. DBA

PWS ID: 30886 Source: 01

Key ID: 3088601

ENE FED USGS 474750122073701

1/2 - 1 Mile Higher

BASIC WELL DATA

Site Type: Single well, other than collector or Ranney type

Year Constructed: Not Reported County: Not Reported Altitude: 460.00 ft. Not Reported State: Well Depth: 285.00 ft. Topographic Setting: Not Reported Depth to Water Table: Not Reported Prim. Use of Site: Withdrawal of water

Date Measured: Not Reported Prim. Use of Water: Domestic

4 West FED USGS 474739122091501

1/2 - 1 Mile Higher

BASIC WELL DATA

Site Type: Single well, other than collector or Ranney type

1931 Not Reported Year Constructed: County: Not Reported 60.00 ft. Altitude: State: Well Depth: 24.00 ft. Topographic Setting: Not Reported Depth to Water Table: Not Reported Prim. Use of Site: Withdrawal of water

Date Measured: Not Reported Prim. Use of Water: Domestic

GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance

Elevation Database EDR ID Number

A5 WNW **FED USGS** 474752122091301

1/2 - 1 Mile Higher

BASIC WELL DATA

Site Type: Single well, other than collector or Ranney type

Year Constructed: Not Reported County: Not Reported Altitude: 80.00 ft. Not Reported State: Well Depth: 90.00 ft. Topographic Setting: Not Reported Not Reported Depth to Water Table: Not Reported Prim. Use of Site: Date Measured: Not Reported Prim. Use of Water: Not Reported

A6 WNW 1/2 - 1 Mile **FED USGS** 474753122091401

Higher

BASIC WELL DATA

Site Type: Single well, other than collector or Ranney type

Year Constructed: Not Reported County: Not Reported 80.00 ft. Altitude: State: Not Reported Well Depth: 22.50 ft. Topographic Setting: Not Reported Depth to Water Table: 17.58 ft. Prim. Use of Site: Withdrawal of water

Date Measured: 09111951 Prim. Use of Water: Domestic

7 SW Site ID: 1939 **AQUIFLOW** 41823 Groundwater Flow: NNE

1/2 - 1 Mile Shallowest Water Table Depth: Not Reported Lower Deepest Water Table Depth: Not Reported

Average Water Table Depth: 8 to 9 Date: Not Reported

Site ID: 2210 ŇW **AQUIFLOW** 41734 Groundwater Flow: SE

1/2 - 1 Mile Shallowest Water Table Depth: Not Reported Lower

Deepest Water Table Depth: Not Reported Average Water Table Depth: 6.7

06/29/1992 Date:

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SNOHOMISH County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 98072

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.017 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.800 pCi/L	100%	0%	0%
Basement	0.233 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOWR Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Water Wells

Source: Department of Transportation

Telephone: 360-705-7444

Group A well location points in Washington State.

Kitsap County Water Wells in Washington

Source: Public Utility District No. 1 of Kitsap County

Telephone: 206-779-7656

RADON

Area Radon Information

Source: USGS

Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 202-564-9370

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



The EDR Radius Map with GeoCheck®

Brigtwater Study Area Parcel B 23219 SR 9 Woodinville, WA 98072

Inquiry Number: 882247.2s

November 15, 2002

The Source For Environmental Risk Management Data

3530 Post Road Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050 Fax: 1-800-231-6802 Internet: www.edrnet.com

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Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

23219 SR 9

WOODINVILLE, WA 98072

COORDINATES

Latitude (North): 47.787660 - 47° 47' 15.6" Longitude (West): 122.141110 - 122° 8' 28.0"

Universal Tranverse Mercator: Zone 10 UTM X (Meters): 564333.6 UTM Y (Meters): 5292838.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2447122-G2 BOTHELL, WA Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID	_
GERRYS FOREIGN AUTO PARTS LTD	UST	N/A	
23219 HWY 9 WOODINVILLE, WA 98072	CSCSL NFA		

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL...... National Priority List

Proposed NPL...... Proposed National Priority List Sites

CERCLIS...... Comprehensive Environmental Response, Compensation, and Liability Information

System

CERC-NFRAP...... CERCLIS No Further Remedial Action Planned

CORRACTS..... Corrective Action Report

RCRIS-TSD..... Resource Conservation and Recovery Information System

ERNS..... Emergency Response Notification System

FEDERAL ASTM SUPPLEMENTAL

CONSENT...... Superfund (CERCLA) Consent Decrees

ROD...... Records Of Decision

Delisted NPL...... National Priority List Deletions

HMIRS..... Hazardous Materials Information Reporting System

MLTS..... Material Licensing Tracking System

FTTS....... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, &

Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

SPILLS..... Reported Spills

EMI...... Washington Emissions Data System

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas Former Manufactured Gas (Coal Gas) Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 09/09/2002 has revealed that there is 1 RCRIS-LQG site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
NORTHWEST MANUFACTURING INC	23518 63RD AVE SE	1/4 - 1/2SW	C13	12

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 5 RCRIS-SQG sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page	
WOODYS AUTO WRECKING INC	23005 SR 9 SE	1/4 - 1/2N	1/4 - 1/2N 11		
Lower Elevation	Address	Dist / Dir	Dist / Dir Map ID		
RC PAINTING INC EVERGREEN UTILITY CONTRACTORS	6505 233RD PL SE 6505 233RD SE	1/8 - 1/4SW 1/8 - 1/4SW	B6 <i>B7</i>	7 8	
CROWN INDUSTRIES INC J & E STEEL FABRICATION CORP	22815 HWY 9 SE 6210 234TH ST SE	1/8 - 1/4NW 1/4 - 1/2WSW	8 D17	8 13	

STATE ASTM STANDARD

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, has revealed that there are 5 CSCSL sites within approximately 1.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page	
WOODYS AUTO WRECKING INC	23005 SR 9 SE	1/4 - 1/2N	11	10	
WELLINGTON HILLS ASSOC 24309 WOODINVILLE SNOHO		1/2 - 1 S	21	17	
Lower Elevation	Address	Dist / Dir	Map ID	Page	
240TH STREET PROJECT - GERARD	6525 240TH ST	1/2 - 1 SSW	E23	20	
ARROW METALS CORP	6014 238TH ST SE	1/2 - 1 SW	F24	22	

HSL: The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

A review of the HSL list, as provided by EDR, and dated 08/27/2002 has revealed that there are 2 HSL sites within approximately 1.25 miles of the target property.

Equal/Higher Elevation Address WELLINGTON HILLS ASSOC 24309 WOODINVILLE SNOHO		Dist / Dir	Map ID	Page
		1/2 - 1 S	21	17
Lower Elevation	Address	Dist / Dir	Map ID	Page
BEAR CREEK MOTORS	6014 238TH PLACE SE	1/2 - 1 SW	F25	24

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Ecology's Solid Waste Facilities Handbook.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.75 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
VAN MAR WOODWASTE LANDFILL	6528 240TH ST SE	1/2 - 1 SSW	E22	20

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 09/03/2002 has revealed that there are 7 LUST sites within approximately 0.75 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir Map II		D Page	
BOBBY WOLFORD TRUCKING & SALVA	8107 222ND SE	1/2 - 1 NNE	20	16	
Lower Elevation	Address	Dist / Dir	Map ID	Page	
GIBRALTAR SAVINGS PROPERTY WASTE MANAGEMENT INC SERVICES	23206 WOODNVILLE-SNOHOM	1/8 - 1/4SW	A5	7	
	6211 234TH STREET SE	1/4 - 1/2WSW	' D18	14	
CHAMPION METALS	5927 234TH STREET SE	1/2 - 1 WSW		15	
240TH STREET PROJECT - GERARD	6525 240TH ST	1/2 - 1 SSW		20	
NORWOOD COMPLEX GMH ASSOCIATES INC	24100 WOODINVILLE SNOHO	1/2 - 1 SW	27	26	
	5931 237TH PL SE	1/2 - 1 SW	F30	28	

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 09/03/2002 has revealed that there are 8 UST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
GIBRALTAR SAVINGS PROPERTY	23206 WOODNVILLE-SNOHOM	0 - 1/8 SSW	2	6
FITZ AUTO PARTS	23109 WOODINVILLE-SNOHO	0 - 1/8 W	3	6
FITZ AUTO PARTS INC	23323 WOODINVILLE-SNOHO	0 - 1/8 WSW	4	7
PARSONS BROS ROCKERIES INC	23427 WOODINVILLE SNOHO	1/8 - 1/4SSW	A9	9
UNIVERSAL/LAND CONST CO	22701 HWY 9 SO PO BOX 3	1/4 - 1/2 NNW	10	9
ARROW'S METAL FABRICATION	6225 233RD ST SE	1/4 - 1/2WSW	/ 12	11
ALPINE ROCKERIES INC	23711 63RD AVE SE	1/4 - 1/2SW	16	13
WASTE MANAGEMENT INC SERVICES	6211 234TH STREET SE	1/4 - 1/2WSW	/ D18	14

VCP: Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

A review of the VCP list, as provided by EDR, and dated 06/30/2002 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Dist / Dir Map ID	
MERLINO PROPERTY	23529 63RD AVE SE	1/4 - 1/2SW	C14	12

FEDERAL ASTM SUPPLEMENTAL

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 06/13/2002 has revealed that there are 2 FINDS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page	
EVERGREEN UTILITY CONTRACTORS	6505 233RD SE	1/8 - 1/4SW		8	
CROWN INDUSTRIES INC	22815 HWY 9 SE	1/8 - 1/4NW		8	

STATE OR LOCAL ASTM SUPPLEMENTAL

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

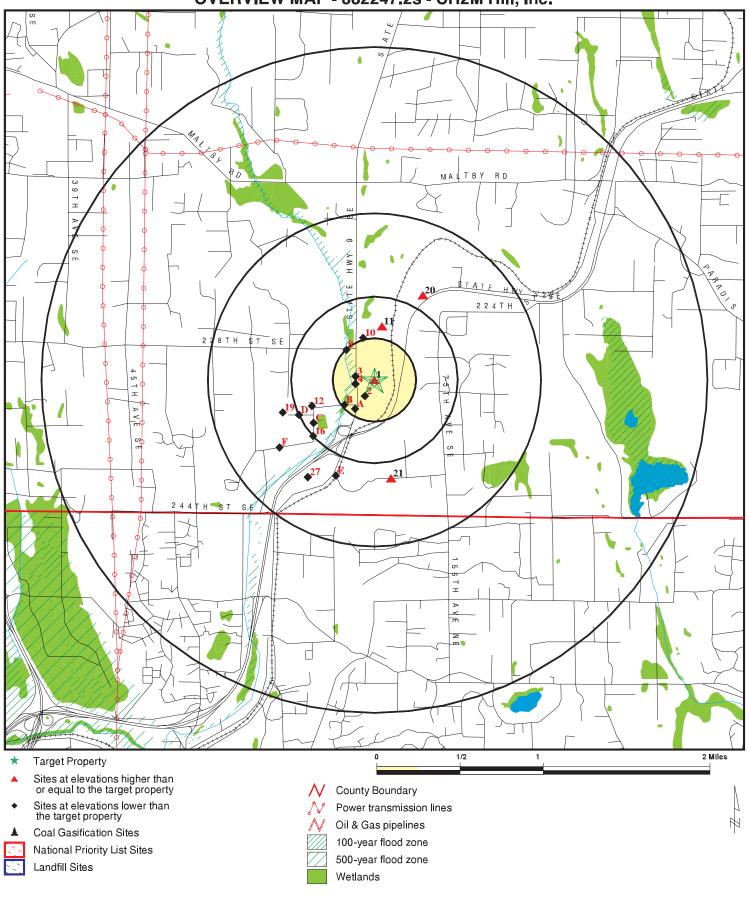
A review of the WA ICR list, as provided by EDR, has revealed that there are 8 WA ICR sites within approximately 0.75 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
BOBBY WOLFORD TRUCKING & SALVA WELLINGTON HILLS ASSOC	8107 222ND SE 24309 WOODINVILLE SNOHO	1/2 - 1 NNE 20 1/2 - 1 S 21		16 17
Lower Elevation	Address	Dist / Dir	Map ID	Page
RESIDENCE	23529 63RD AVE. SE	1/4 - 1/2SW	C15	13
WASTE MANAGEMENT INC SERVICES	6211 234TH STREET SE	1/4 - 1/2WSW	D18	14
CHAMPION METALS	5927 234TH STREET SE	1/2 - 1 WSW	['] 19	15
ARROW METALS	6014 238TH SE	1/2 - 1 SW	F26	24
NORWOOD COMPLEX	24100 WOODINVILLE SNOHO	1/2 - 1 SW	27	26
GMH & ASSOCIATES, INC.	5931 238TH ST. SE	1/2 - 1 SW	F29	27

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
CALVERT INDUSTRIES INC	FTTS
OLYMPIC PIPELINE	FTTS
NORTHLAKE CABINET CORP	FTTS
SPECTRUM GLASS CO	FTTS
KNOLL LUMBER	CSCSL, VCP
H. H. OLESON LDFL	CERC-NFRAP
PACIFIC TOPSOILS YARDWASTE COMPOSTING - MALTBY	SWF/LF
SCANDIA LOG HOMES WOODWASTE LANDFILL	SWF/LF
MATSUSHITA AVIONICS BLDG 2	RCRIS-SQG, FINDS
CANYON PARK CLEANERS	RCRIS-SQG, FINDS
BARTELLS 12	RCRIS-SQG, FINDS
BERLEX LAB LLC DBA BERLEX LABORATORY WA	RCRIS-SQG
IMMUNEX CORPORATION	RCRIS-SQG
EPOCH BIOSCIENCES INC	RCRIS-SQG
INTEGREX INC	RCRIS-SQG, FINDS
USARMY RESERVE CTR BOTHELL	RCRIS-SQG, FINDS
FIRST RECOVERY WOODINVILLE	RCRIS-SQG, FINDS
RUSHENT SALES EVERGREEN UTILITY CONTRACTORS INC	RCRIS-SQG, FINDS RCRIS-SQG, FINDS
SUPER RENT INC WOODINVILLE	RCRIS-SQG, FINDS
CARDINAL INDUSTRIAL FINISHES	RCRIS-SQG, FINDS
ADVANCED FIRE PROTECTION IN	RCRIS-SQG, FINDS
MATILLA PAINTING	RCRIS-SQG, FINDS
MP ENVIRONMENTAL SERVICES INC	RCRIS-SQG, FINDS
U FIX IT HONDA AUTO WRECKING	RCRIS-SQG, FINDS
WASTE MANAGEMENT NORTHWEST WOODINVILLE	RCRIS-SQG, FINDS
SOLID VISIONS INC	RCRIS-SQG, FINDS
WASHINGTON INSULATION INC WOODINVILLE	RCRIS-SQG, FINDS
BIO RAD LABORATORIES WOODINVILLE	FINDS, RCRIS-LQG
CANYON CREEK CABINETS CO	EMI
EXXON - MARV'S	WA ICR
PUGET SOUND ENERGY	WA ICR
BOSHAW PROPERTY	CSCSL NFA, VCP
H & H OLESON LANDFILL	CSCSL NFA
PERKINS DUMP SITE	CSCSL NFA
FINISH TECHNOLOGIES	CSCSL NFA
CT SALES	CSCSL NFA, VCP
BDZ DEVELOPMENT	CSCSL NFA, VCP
SPRINGSTAR LLC	SSTS
AGRO BIOTECH CORP	SSTS
HEXOS INC	HAZNET

OVERVIEW MAP - 882247.2s - CH2M Hill, Inc.



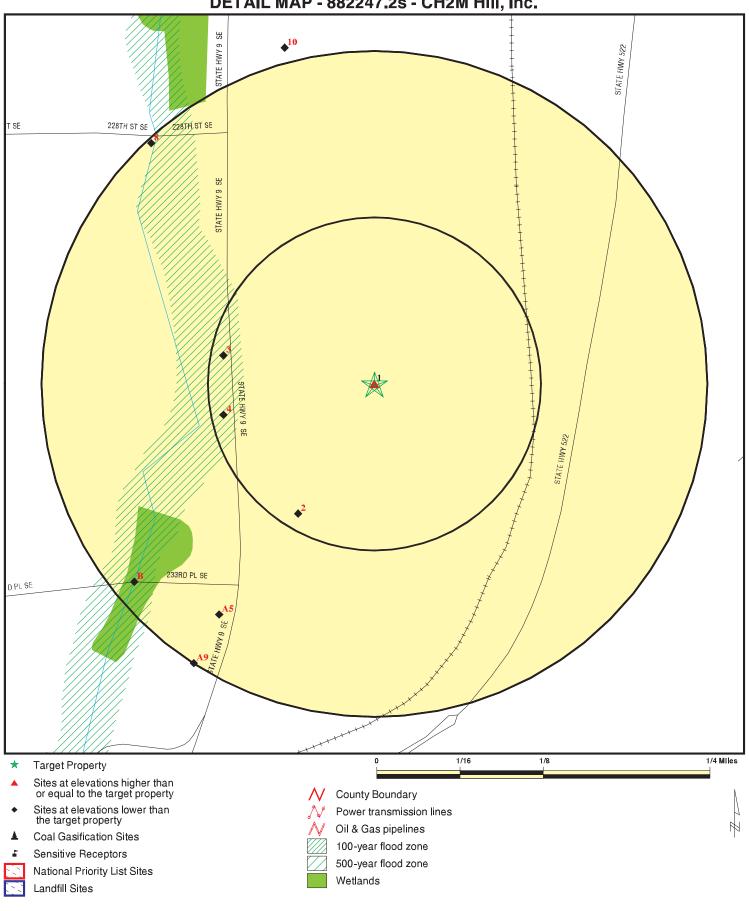
TARGET PROPERTY: ADDRESS:

ERTY: Brigtwater Study Area Parcel B 23219 SR 9

CITY/STATE/ZIP: Woodinville WA 98072 LAT/LONG: 47.7877 / 122.1411 CUSTOMER: CH2M Hill, Inc. CONTACT: Rachel Chang INQUIRY#: 882247.2s

DATE: 882247.25 November 15, 2002 8:11 am

DETAIL MAP - 882247.2s - CH2M Hill, Inc.



TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP:

LAT/LONG:

Brigtwater Study Area Parcel B 23219 SR 9

Woodinville WA 98072 47.7877 / 122.1411

CUSTOMER: CH2M Hill, Inc. Rachel Chang CONTACT: INQUIRY#: 882247.2s

DATE: November 15, 2002 8:11 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARI	<u>D</u>							
NPL Proposed NPL CERCLIS CERC-NFRAP CORRACTS RCRIS-TSD RCRIS Lg. Quan. Gen. RCRIS Sm. Quan. Gen. ERNS		1.250 1.250 0.750 0.500 1.250 0.750 0.500 0.500 0.250	0 0 0 0 0 0	0 0 0 0 0 0 0 0 3	0 0 0 0 0 0 1 2 NR	0 0 0 NR 0 0 NR NR NR	0 NR NR 0 NR NR NR	0 0 0 0 0 0 1 5
STATE ASTM STANDARD								
CSCSL HSL State Landfill LUST UST VCP	X	1.250 1.250 0.750 0.750 0.500 0.500	0 0 0 0 3	0 0 0 1 1 0	1 0 0 1 4 1	4 2 1 5 NR NR	0 NR NR NR NR	5 2 1 7 8 1
FEDERAL ASTM SUPPLEM	ENTAL							
CONSENT ROD Delisted NPL FINDS HMIRS MLTS MINES NPL Liens PADS RAATS TRIS TSCA SSTS FTTS		1.250 1.250 1.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250 0.250	0 0 0 0 0 0 0 0	0 0 0 2 0 0 0 0 0 0	0 0 0 NR NR NR NR NR NR NR NR NR NR NR	0 0 0 NR NR NR NR NR NR NR NR NR	0 0 0 NR NR NR NR NR NR NR NR NR	0 0 0 2 0 0 0 0 0 0 0
STATE OR LOCAL ASTM SU	STATE OR LOCAL ASTM SUPPLEMENTAL							
CSCSL NFA WA ICR SPILLS WA Emissions	X	0.250 0.750 0.250 0.250	0 0 0 0	0 0 0 0	NR 2 NR NR	NR 6 NR NR	NR NR NR NR	0 8 0 0
EDR PROPRIETARY HISTOI	RICAL DATABA	ASES						
Coal Gas		1.250	0	0	0	0	0	0

MAP FINDINGS SUMMARY

Search

Target Distance Total

Database Property (Miles) < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Plotted

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

GERRYS FOREIGN AUTO PARTS LTD

U003665872 UST **Target** 23219 HWY 9 **CSCSL NFA** N/A

Property WOODINVILLE, WA 98072

WA NFA:

2789 Facility/Site Id:

Ecology Status: Independent Remedial Action

Independent Status Code: Final Independant RA Report received

WARM Bin Number: Not reported

NFA after Assesment IRAP or VCP NFA Code:

NFA Date: 2/12/1997 00:00:00

UST:

Facility ID: 508317 Install Date: Not reported

111 TO 1,000 GALLONS Capacity:

Status: Unknown

Tank Name:

LEADED GASOLINE Substance:

Compartment #: 1

Ecology Region: North Western

GIBRALTAR SAVINGS PROPERTY SSW 23206 WOODNVILLE-SNOHOMISH RD < 1/8 WOODINVILLE, WA 98072

597 ft. Lower

UST:

Facility ID: 200429 Install Date: Not reported

111 TO 1,000 GALLONS Capacity:

Removed Status:

Tank Name:

Substance: Not reported

Compartment #: 1

WOODINVILLE, WA 98072

Ecology Region: North Western

FITZ AUTO PARTS 23109 WOODINVILLE-SNOHOMISH ROAD West

< 1/8 610 ft. Lower

UST:

Facility ID: 2533

Install Date: 12/31/1964 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed

Tank Name:

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

UST

U003750091

U000598285

N/A

N/A

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

FITZ AUTO PARTS INC UST U001122787 **WSW** 23323 WOODINVILLE-SNOHOMISH ROAD N/A WOODINVILLE, WA 98072

< 1/8 612 ft. Lower

UST:

Facility ID: 2535

Install Date: 12/31/1964 00:00:00 Not reported Capacity: Status: Removed Tank Name:

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Facility ID: 2535

Install Date: 12/31/1964 00:00:00 Capacity: Not reported Removed Status:

Tank Name:

UNLEADED GASOLINE Substance:

Compartment #: 1

WOODINVILLE, WA 98072

Ecology Region: North Western

GIBRALTAR SAVINGS PROPERTY LUST S101151596 Α5 SW 23206 WOODNVILLE-SNOHOMISH RD N/A

1/8-1/4 1102 ft. Lower

Site 1 of 2 in cluster A

LUST:

Facility ID: 200429 Ecology Region: **NWRO** Release ID: 1210 Release Date: 2/23/1989 00:00:00

Release Status: Cleanup Started Status Date: 2/23/1989 00:00:00 GIBRALTAR SAVINGS PROPERTYYON 47.751991 / 122.018054 Alternate Name:

Affected Media: Soil

Facility ID: 200429 Ecology Region: **NWRO**

Release ID: 1210 Release Date: 2/23/1989 00:00:00 Release Status: Reported Cleaned Up Status Date: 5/21/1995 00:00:00 Alternate Name: GIBRALTAR SAVINGS PROPERTYON 47.751991 / 122.018054

Affected Media: Soil

B6 RC PAINTING INC 1004794878 RCRIS-SQG WAH000011668

SW 6505 233RD PL SE 1/8-1/4 WOODINVILLE, WA 98072

1234 ft.

Site 1 of 2 in cluster B Lower

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

RC PAINTING INC (Continued)

1004794878

1000412954

WAD082513367

RCRIS-SQG

FINDS

RCRIS-SQG 1000189133

WAD028997294

FINDS

RCRIS:

Owner: RANDY COWIN

(425) 391-9021

EPA ID: WAH000011668

Contact: DON LAIRD (425) 402-1976

Classification: N, Small Quantity Generator

Used Oil Recyc: Yes

TSDF Activities: Not reported

Violation Status: No violations found

EVED OBJECT LITTLETY CONTRACTORS

B7 EVERGREEN UTILITY CONTRACTORS

SW 6505 233RD SE

1/8-1/4 WOODINVILLE, WA 98072

1234 ft.

Lower Site 2 of 2 in cluster B

RCRIS:

Owner: EVERGREEN UTILITY CONTRACTORS INC

(360) 555-1212

EPA ID: WAD082513367

Contact: IRWIN KENNEDY (425) 481-1155

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

8 CROWN INDUSTRIES INC NW 22815 HWY 9 SE 1/8-1/4 WOODINVILLE, WA 98072

1302 ft. Lower

RCRIS:

Owner: CROWN INDUSTRIES INC

(360) 555-1212 EPA ID: WAD028997294

Contact: LARRY KING

(425) 487-2649

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

TC882247.2s Page 8

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

CROWN INDUSTRIES INC (Continued)

1000189133

U000588141

U003402758

N/A

UST

N/A

UST

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Violation Status: No violations found

Resource Conservation and Recovery Act Information system (RCRAINFO)

A9 PARSONS BROS ROCKERIES INC
SSW 23427 WOODINVILLE SNOHOMISH HWY/BOX

1/8-1/4 1319 ft. Lower

Site 2 of 2 in cluster A

WOODINVILLE, WA 98072

UST:

Facility ID: 3063

Install Date: 12/31/1964 00:00:00 Capacity: Not reported

Status: Removed
Tank Name: 1-4000G
Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Facility ID: 3063

Install Date: 12/31/1964 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed Tank Name: 2-1000G

Substance: LEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

10 NNW 1/4-1/2 1380 ft. Lower UNIVERSAL/LAND CONST CO 22701 HWY 9 SO PO BOX 329 WOODINVILLE, WA 98072

UST:

Facility ID: 4825

Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed

Tank Name: 3

Substance: UNLEADED GASOLINE

Compartment #:

Ecology Region: North Western

Facility ID: 4825

Install Date: 12/31/1964 00:00:00

Capacity: Not reported Status: Removed

Tank Name: 2

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

UNIVERSAL/LAND CONST CO (Continued)

U003402758

1000696818

RCRIS-SQG

Facility ID: 4825

Install Date: 12/31/1964 00:00:00 Capacity: Not reported

Status: Removed

Tank Name:

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Facility ID: 4825

Install Date: 12/31/1964 00:00:00 Capacity: Not reported Status: Removed

Tank Name:

Substance: LEADED GASOLINE

Compartment #:

Ecology Region: North Western

WOODYS AUTO WRECKING INC

23005 SR 9 SE

WAD988504411 CSCSL WOODINVILLE, WA 98072 **FINDS**

RCRIS:

11

North

1/4-1/2

1720 ft. Higher

> LARRY WOODS Owner:

> > (425) 481-7744

EPA ID: WAD988504411 LARRY WOODS Contact: (425) 481-7744

Classification: N, Small Quantity Generator

Used Oil Recyc: Yes

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS) Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

SHWS:

Facility ID: 95547562 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 47 23.28 Longitude: 122 8 36.49

Ecology Site Status relative to the MTCA cleanup process: Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media:

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

WOODYS AUTO WRECKING INC (Continued)

1000696818

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Suspected to be present

Horizontal Collection Method: Unknown

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present

Metals - Other non-priority pollutant medals: Not reported

Polychlorinated biPhenyls (PCBs): Confirmed above MTCA cleanup levels

Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Suspected to be present

Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 95547562
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 47 23.28
Longitude: 122 8 36.49

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Not reported
Horizontal Collection Method: Unknown
EPA Priority Pollutants - Metals and Cyanide: Not reported
Metals - Other non-priority pollutant medals: Not reported

Polychlorinated biPhenyls (PCBs): Suspected to be present

Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

12 WSW 1/4-1/2 2147 ft. Lower ARROW'S METAL FABRICATION 6225 233RD ST SE

WOODINVILLE, WA 98072

UST U001123178 N/A

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

ARROW'S METAL FABRICATION (Continued)

U001123178

UST:

Facility ID: 3444

4/16/1986 00:00:00 Install Date: Not reported Capacity: Status: Removed

Not reported

Capacity: Not reported Status: Exempt

Not reported

Ecology Region: North Western

C13 NORTHWEST MANUFACTURING INC

23518 63RD AVE SE SW 1/4-1/2 WOODINVILLE, WA 98072

2360 ft.

Site 1 of 3 in cluster C Lower

RCRIS:

Owner: JOHN SOLBERG

(425) 489-4300

EPA ID: WAH000014043

BOB LIEBHART Contact:

(425) 489-4334

Classification: N, Large Quantity Generator

Used Oil Recyc: Yes

TSDF Activities: Not reported

Violation Status: No violations found

C14 **MERLINO PROPERTY** 23529 63RD AVE SE WOODINVILLE, WA 98072

1/4-1/2 2376 ft.

SW

Lower Site 2 of 3 in cluster C

WA NFA:

Facility/Site Id: 91752839

Ecology Status: Independent Remedial Action

Independent Status Code: Final Independant RA Report received

WARM Bin Number : Not reported

NFA Code: NFA after Assesment IRAP or VCP

NFA Date: 9/15/1999 00:00:00

VCP:

Facility ID: 91752839 Project Number: No Further Action Project Decision: No Further Action Decision Date: 9/15/1999 00:00:00

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Tank Name:

Substance:

Compartment #:

Ecology Region: North Western

Facility ID: 3444

Install Date: 12/31/1964 00:00:00

Tank Name:

Substance:

Compartment #:

RCRIS-LQG 1005445146

WAH000014043

CSCSL NFA S104972096

VCP N/A

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

RESIDENCE WA ICR S104485677

SW 23529 63RD AVE. SE 1/4-1/2 WOODINVILLE, WA 98072

2376 ft.

C15

Lower Site 3 of 3 in cluster C

WA ICR:

Date Ecology Received Report:
Contaminants Found at Site:
Media Contaminated:
Cause of Contamination:
Region:
Type of Report Ecology Received:
Petroleum products
Groundwater, Soil
Not reported
North Western
Final cleanup report

Site Register Issue: 98-17
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

 16
 ALPINE ROCKERIES INC
 UST
 U001124858

 SW
 23711 63RD AVE SE
 N/A

1/4-1/2 2633 ft. Lower

UST:

Facility ID: 7170

WOODINVILLE, WA 98072

Install Date: 12/31/1964 00:00:00

Capacity: Not reported Status: Removed Tank Name: #1

Substance: Not reported

Compartment #: 1

Ecology Region: North Western

Facility ID: 7170

Install Date: 12/31/1964 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed

Tank Name: #2

Substance: USED OIL/WASTE OIL

Compartment #: 1

Ecology Region: North Western

D17 J & E STEEL FABRICATION CORP WSW 6210 234TH ST SE

WSW 6210 234TH ST SE 1/4-1/2 WOODINVILLE, WA 98072

2637 ft.

Lower Site 1 of 2 in cluster D

TC882247.2s Page 13

1000111550 WAD027262674

RCRIS-SQG

FINDS

N/A

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

J & E STEEL FABRICATION CORP (Continued)

1000111550

RCRIS:

J EPA STEEL FABRICATING CORP Owner:

(360) 555-1212

EPA ID: WAD027262674 Contact: JACK BACON (425) 481-2820

Classification: N, Small Quantity Generator

Used Oil Recyc: Yes

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

wsw 1/4-1/2 2637 ft.

D18

WASTE MANAGEMENT INC SERVICES

6211 234TH STREET SE

WOODINVILLE, WA 98072

LUST U001128371 WA ICR N/A

UST

Site 2 of 2 in cluster D Lower

LUST:

Facility ID: 101461 **Ecology Region: NWRO**

Release ID: 1939 Release Date: 1/30/1991 00:00:00 Release Status: Cleanup Started Status Date: 1/30/1991 00:00:00 Alternate Name: WASTE MANAGEMENT INC SERVIDGES 47.785542 / 122.172848

Affected Media: Soil

Facility ID: 101461 Ecology Region: **NWRO**

Release ID: 1939 Release Date: 1/30/1991 00:00:00 Reported Cleaned Up Release Status: Status Date: 6/1/1995 00:00:00 WASTE MANAGEMENT INC SERVIDES Alternate Name: 47.785542 / 122.172848

Affected Media: Soil

WA ICR:

Date Ecology Received Report: 03/08/1991 Contaminants Found at Site: Petroleum products

Media Contaminated: Soil Cause of Contamination: Tank

Region: North Western Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 91-25 County Code: 17.00000 Contact: Not reported Not reported Report Title:

Date Ecology Received Report: 06/11/1992 Contaminants Found at Site: Petroleum products

Media Contaminated: Soil Cause of Contamination: Tank

Region: North Western Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 92-39 17.00000 County Code: Not reported Contact: Report Title: Not reported Map ID MAP FINDINGS
Direction

Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

WASTE MANAGEMENT INC SERVICES (Continued)

U001128371

Date Ecology Received Report: 11/20/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 92-47
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

UST:

Facility ID: 101461

Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed

Tank Name:

Substance: LEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

19 WSW 1/2-1 3083 ft. Lower CHAMPION METALS 5927 234TH STREET SE WOODINVILLE, WA 98072 LUST U003132748 WA ICR N/A

UST

LUST:

Facility ID: 860 Ecology Region: NWRO

 Release ID:
 5285
 Release Date:
 5/13/1994 00:00:00

 Release Status:
 Reported Cleaned Up
 Status Date:
 6/1/1995 00:00:00

 Alternate Name:
 CHAMPION METALS
 Lat/Lon
 47.749821 / 122.09179

Affected Media: Soil

Facility ID: 860 Ecology Region: NWRO

 Release ID:
 5285
 Release Date:
 5/13/1994 00:00:00

 Release Status:
 Cleanup Started
 Status Date:
 5/13/1994 00:00:00

 Alternate Name:
 CHAMPION METALS
 Lat/Lon
 47.749821 / 122.09179

Affected Media: Soil

WA ICR:

Date Ecology Received Report: 06/29/1994
Contaminants Found at Site: Petroleum products

Media Contaminated: Soil Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Final cleanup report

Site Register Issue: 93-30
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

CHAMPION METALS (Continued)

U003132748

UST:

Facility ID: 860

Tank Name: 2
Substance: DIESEL

Compartment #: 1

Ecology Region: North Western

Facility ID: 860

 Install Date:
 8/10/1982 00:00:00

 Capacity:
 111 TO 1,000 GALLONS

 Status:
 Closure in Process

Tank Name:

Substance: LEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

20 NNE 1/2-1 3097 ft. Higher **BOBBY WOLFORD TRUCKING & SALVAGE**

8107 222ND SE WOODINVILLE, WA 98072 LUST U000595919 WA ICR N/A

UST

LUST:

Facility ID: 12030 Ecology Region: NWRO

 Release ID:
 519726
 Release Date:
 10/21/1999 00:00:00

 Release Status:
 Cleanup Started
 Status Date:
 6/25/1999 00:00:00

 Alternate Name:
 BOBBY WOLFORD TRUCKINGat/Lon
 47.402682 / 122.133563

Affected Media: Soil

Facility ID: 12030 Ecology Region: NWRO

 Release ID:
 519726
 Release Date:
 10/21/1999 00:00:00

 Release Status:
 Reported Cleaned Up
 Status Date:
 10/15/1999 00:00:00

 Alternate Name:
 BOBBY WOLFORD TRUCKINGat/Lon
 47.402682 / 122.133563

Affected Media: Soil

WA ICR:

Date Ecology Received Report: 10/21/1999
Contaminants Found at Site: Petroleum products

Media Contaminated: Soil Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Final cleanup report

Site Register Issue: 98-22
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

BOBBY WOLFORD TRUCKING & SALVAGE (Continued)

U000595919

UST:

Facility ID: 12030

Install Date: 1/1/1982 00:00:00

Capacity: 10,000 TO 19,999 GALLONS

Status: Removed Tank Name: DIESEL Substance:

Compartment #:

Ecology Region: North Western

Facility ID: 12030

Install Date: 1/1/1982 00:00:00

Capacity: 2,001 TO 4,999 GALLONS

Status: Removed

Tank Name:

UNLEADED GASOLINE Substance:

Compartment #:

Ecology Region: North Western

21 South 1/2-1 3163 ft. Higher

WELLINGTON HILLS ASSOC 24309 WOODINVILLE SNOHOMISH HWY WOODINVILLE, WA 98072

CSCSL S102258439 WA ICR N/A **HSL**

SHWS:

Facility ID: 2763 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 46 35.35 Lonaitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media:

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Confirmed above MTCA cleanup levels

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels

Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Confirmed above MTCA cleanup levels

Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

WELLINGTON HILLS ASSOC (Continued)

S102258439

Conventional Contaminants, Inorganic: Not reported

Facility ID: 2763
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 35.35
Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Confirmed above MTCA cleanup levels

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Confirmed above MTCA cleanup levels

Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Dioxin:

Polynuclear Aromatic Hydrocarbons (PAH):

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Radioactive Wastes:

Asbestos:

Conventional Contaminants, Organic:

Conventional Contaminants, Inorganic:

Not reported

Not reported

Not reported

Not reported

Not reported

Facility ID: 2763
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 35.35
Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Surface Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Suspected to be present

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide:

Metals - Other non-priority pollutant medals:

Polychlorinated biPhenyls (PCBs):

Suspected to be present
Suspected to be present
Suspected to be present

Map ID MAP FINDINGS
Direction

Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

WELLINGTON HILLS ASSOC (Continued)

S102258439

Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Suspected to be present

Dioxin:

Polynuclear Aromatic Hydrocarbons (PAH):

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Rabestos:

Conventional Contaminants, Organic:

Not reported

Facility ID: 2763
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 35.35
Longitude: 122 9 15.05

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Release report received, awaiting assessment by Potentially Liable Person (PLP)

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Drinking Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Suspected to be present

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide:

Metals - Other non-priority pollutant medals:

Polychlorinated biPhenyls (PCBs):

Suspected to be present
Suspected to be present
Suspected to be present

Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Suspected to be present

Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Not reported Reactive Wastes: Corrosive Wastes: Not reported Radioactive Wastes: Not reported Not reported Ashestos Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

WA HSL:

Rank: 2

Facility Status : Independent RA
Facility Type : Not reported
Nearest City : Woodinville

WA ICR:

Date Ecology Received Report: 05/21/1991

Contaminants Found at Site: Halogenated organic compounds

Metals PCB's

MAP FINDINGS Map ID

Direction Distance Distance (ft.)

EDR ID Number Elevation Site Database(s) **EPA ID Number**

WELLINGTON HILLS ASSOC (Continued)

S102258439

S104179652

N/A

Petroleum products

Non-haologenated solvents

Media Contaminated: Groundwater, Soil Cause of Contamination: Handling practices, S, T Region: North Western

Type of Report Ecology Received: Not reported Site Register Issue: 91-31 County Code: 17.00000 Contact: Not reported Report Title: Not reported

VAN MAR WOODWASTE LANDFILL E22

SSW 6528 240TH ST SE 1/2-1 WOODINVILLE, WA 98072

3273 ft.

Site 1 of 2 in cluster E Lower

LF:

Facility ID: Not reported Contact: Not reported Not reported Name Change: Ownership: Not reported Type: Not reported Company: Not reported Contact Title: Not reported Not reported Facility Phone: Facility Fax: Not reported Class Code: Not reported Class: Not reported Class Comment: Not reported Not reported Class Type: Sec/Twn/Rng: Not reported Status: Not reported **SNOHOMISH** Region: Facility Status: Closed

E23 240TH STREET PROJECT - GERARD PROPERTY

6525 240TH ST WOODINVILLE, WA 98072

1/2-1 3273 ft.

SSW

Lower Site 2 of 2 in cluster E **LUST** N/A

SPILLS UST

U003759191

VCP

CSCSL

SWF/LF

SHWS:

Facility ID: 6351462 MTBE Code: Not reported Responsible Unit: Northwest Region Latitude: 47 46 43.6 Longitude: 122 8 39.5

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Final Independent Remedial Action Report received

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media:

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

240TH STREET PROJECT - GERARD PROPERTY (Continued)

U003759191

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide:
Metals - Other non-priority pollutant medals:
Polychlorinated biPhenyls (PCBs):
Not reported
Not reported
Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Dioxin: Not reported Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

LUST:

Facility ID: 550557 Ecology Region: NWRO

 Release ID:
 550565
 Release Date:
 9/1/2000 00:00:00

 Release Status:
 Awaiting Cleanup
 Status Date:
 9/21/2000 00:00:00

 Alternate Name:
 240TH STREET PROJECT - GERARD PROPERTY
 47.778777 / 122.144305

Affected Media: Soil

WA SPILL:

Facility ID: 526461 Material Desc: MUD/SILT

Medium: SURFACE WATER-FRESH

Material Qty: 0

Material Units: Not reported Business Name: SEAVESTO

VCP:

Facility ID: 6351462
Project Number: Not reported
Project Decision: Not reported
Decision Date: Not reported

UST:

Facility ID: 550557 Install Date: Not reported

Capacity: 111 TO 1,000 GALLONS

Status: Exempt

Tank Name: 1

Substance: HEATING FUEL

Compartment #: 1

Ecology Region: North Western

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

240TH STREET PROJECT - GERARD PROPERTY (Continued)

U003759191

Facility ID: 550557
Install Date: Not reported

Capacity: 111 TO 1,000 GALLONS

Status: Exempt

Tank Name:

Substance: USED OIL/WASTE OIL

Compartment #: 2

Ecology Region: North Western

F24 ARROW METALS CORP CSCSL S103084082
SW 6014 238TH ST SE N/A

1/2-1 WOODINVILLE, WA 98072

3693 ft.

Lower Site 1 of 6 in cluster F

SHWS:

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Soil

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method:

EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels

Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Not reported Reactive Wastes: Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

ARROW METALS CORP (Continued)

S103084082

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Air

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present

Metals - Other non-priority pollutant medals:

Polychlorinated biPhenyls (PCBs):

Not reported
Not reported
Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Not reported Asbestos: Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Dioxin: Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

ARROW METALS CORP (Continued)

S103084082

Conventional Contaminants, Inorganic: Not reported

Facility ID: 19237
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 55.4
Longitude: 122 9 12.5

Ecology Site Status relative to the MTCA cleanup process: Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Surface Water

Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations

or manufacturing processes, certain contaminants are suspected to be present at the

site

Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Suspected to be present

Phenolic Compounds: Not reported Non-Halogenated Solvents: Not reported Not reported Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Not reported Corrosive Wastes: Radioactive Wastes: Not reported Not reported Asbestos: Conventional Contaminants, Organic: Not reported Not reported Conventional Contaminants, Inorganic:

F25 BEAR CREEK MOTORS HSL \$105542254 SW 6014 238TH PLACE SE VCP N/A

1/2-1 3693 ft.

Lower Site 2 of 6 in cluster F

WA HSL:

Rank:

WOODINVILLE, WA 98072

Facility Status: Not reported

Facility Type: Removed from the Hazardous Sites List

Nearest City: Woodinville

VCP:

Facility ID: 2835
Project Number: Opinion Letter
Project Decision: Opinion Letter
Decision Date: 12/10/2001 00:00:00

F26 ARROW METALS WA ICR S104484816 SW 6014 238TH SE N/A

1/2-1 WOODINVILLE, WA 98072

3693 ft.

Lower Site 3 of 6 in cluster F

Map ID MAP FINDINGS
Direction

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

ARROW METALS (Continued)

Media Contaminated:

S104484816

WA ICR:

Date Ecology Received Report: 12/19/1997 Contaminants Found at Site: Metals

> Petroleum products Groundwater, Soil

Cause of Contamination: Tank

Region: North Western

Type of Report Ecology Received: Interim cleanup report Site Register Issue: 95-15

County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 08/13/1998
Contaminants Found at Site: Metals

Media Contaminated: Groundwater, Soil
Cause of Contamination: Not reported
Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 98-07
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report:

Contaminants Found at Site:

Media Contaminated:
Cause of Contamination:

Region:

Type of Report Ecology Received:

Metals

Groundwater

Not reported

North Western

Interim cleanup report

Site Register Issue: 98-32
County Code: 17.00000
Contact: Not reported

Report Title: Ground Water Monitoring Results

Date Ecology Received Report: 04/05/2000 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater Cause of Contamination: Not reported Region: North Western Type of Report Ecology Received: Not reported Site Register Issue: 98-27 County Code: 17.00000 Contact: Not reported

Date Ecology Received Report: 10/18/2001
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater
Cause of Contamination: Not reported
Region: North Western
Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 98-41
County Code: 17.00000
Contact: Not reported

Report Title:

Report Title: Ground Water Monitoring Results - February and August 2001

Not reported

MAP FINDINGS

Direction
Distance
Distance (ft.)

Map ID

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

 27
 NORWOOD COMPLEX
 LUST
 U002038055

 SW
 24100 WOODINVILLE SNOHOMISH HWY
 WA ICR
 N/A

 1/2-1
 WOODINVILLE, WA 98072
 UST

3738 ft. Lower

LUST:

Facility ID: 102414 Ecology Region: NWRO

 Release ID:
 5447
 Release Date:
 9/23/1994 00:00:00

 Release Status:
 Reported Cleaned Up
 Status Date:
 6/1/1995 00:00:00

 Alternate Name:
 NORWOOD COMPLEX
 Lat/Lon
 47.778348 / 122.149597

Affected Media: Soil

Facility ID: 102414 Ecology Region: NWRO

 Release ID:
 5447
 Release Date:
 9/23/1994 00:00:00

 Release Status:
 Cleanup Started
 Status Date:
 9/23/1994 00:00:00

 Alternate Name:
 NORWOOD COMPLEX
 Lat/Lon
 47.778348 / 122.149597

Affected Media: Soil

WA ICR:

Date Ecology Received Report: 12/13/1994
Contaminants Found at Site: Petroleum products

Media Contaminated: Soil
Cause of Contamination: Tank

Region: North Western
Type of Report Ecology Received: Final cleanup report

Site Register Issue: 93-43
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

UST:

Facility ID: 102414

Install Date: 12/31/1964 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed

Tank Name:

Substance: Not reported

Compartment #:

Ecology Region: North Western

F28 SNOHOMISH CO RIGHT OF WAY SW 5931-6013 238TH ST SE 1/2-1 BOTHELL, WA 98021

1/2-1 BOT 3875 ft.

Lower Site 4 of 6 in cluster F

SHWS:

Facility ID: 36626373
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 51.8
Longitude: 122 12 23.6

Ecology Site Status relative to the MTCA cleanup process: Awaiting Site Hazard Assessment (SHA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Ground Water

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported

CSCSL

S104971352

N/A

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

Database(s)

EPA ID Number

SNOHOMISH CO RIGHT OF WAY (Continued)

S104971352

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

Facility ID: 36626373
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 46 51.8
Longitude: 122 12 23.6

Ecology Site Status relative to the MTCA cleanup process: Awaiting Site Hazard Assessment (SHA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media: Soil

Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

been confirmed by laboratory analysis (or field determination in the case of petroleum

contamination)

Arsenic Code: Not reported Base/Neutral/Acid Organics:

Base/Neutral/Acid Organics: Not reported Halogenated Organic Compounds: Not reported

Horizontal Collection Method: 4

EPA Priority Pollutants - Metals and Cyanide: Suspected to be present Metals - Other non-priority pollutant medals: Suspected to be present

Polychlorinated biPhenyls (PCBs): Not reported Pesticides: Not reported

Petroleum Products: Confirmed above MTCA cleanup levels

Phenolic Compounds: Not reported

Non-Halogenated Solvents: Confirmed above MTCA cleanup levels

Not reported Dioxin: Polynuclear Aromatic Hydrocarbons (PAH): Not reported Reactive Wastes: Not reported Corrosive Wastes: Not reported Radioactive Wastes: Not reported Asbestos: Not reported Conventional Contaminants, Organic: Not reported Conventional Contaminants, Inorganic: Not reported

F29 GMH & ASSOCIATES, INC. SW 5931 238TH ST. SE

1/2-1 WOODINVILLE, WA 98072 3875 ft.

Lower Site 5 of 6 in cluster F

S104488198

N/A

WA ICR

Direction
Distance
Distance (ft.)

Distance (ft.)

Elevation Site

EDR ID Number

EPA ID Number

EPA ID Number

GMH & ASSOCIATES, INC. (Continued)

S104488198

U001127738

N/A

LUST

UST

WA ICR:

Date Ecology Received Report: 02/05/1996
Contaminants Found at Site: Petroleum products

Media Contaminated: Soil Cause of Contamination: Tank

Region: North Western

Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 94-25
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

F30 GMH ASSOCIATES INC SW 5931 237TH PL SE

1/2-1 WOODINVILLE, WA 98072

3876 ft.

Lower Site 6 of 6 in cluster F

LUST:

Facility ID: 100136 Ecology Region: NWRO

 Release ID:
 356179
 Release Date:
 2/29/1996 14:30:53:2

 Release Status:
 Cleanup Started
 Status Date:
 10/23/1995 00:00:00

 Alternate Name:
 GHM ASSOCIATES INC
 Lat/Lon
 47.782764 / 122.170403

Affected Media: Soil

UST:

Facility ID: 100136

Install Date: 12/1/1983 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed

Tank Name: 2

Substance: LEADED GASOLINE

Compartment #: 1

Ecology Region: North Western

Facility ID: 100136

Install Date: 12/1/1983 00:00:00 Capacity: 111 to 1,100 Gallons

Status: Removed

Tank Name:

Substance: LEADED GASOLINE

Compartment #:

Ecology Region: North Western

Facility ID: 100136

Install Date: 12/1/1983 00:00:00 Capacity: 12/1/1983 00:00:00

Status: Removed

Tank Name: 3

Substance: USED OIL/WASTE OIL

Compartment #: 1

Ecology Region: North Western

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BOTHELL	S105430677	BOSHAW PROPERTY	2125 / 2207 228TH ST SE	98021	CSCSL NFA, VCP
BOTHELL	S104584275	HEXOS INC	22118 20TH AVE SE STE G/142	98021	HAZNET
BOTHELL	1004794770	MATSUSHITA AVIONICS BLDG 2	22515 29TH AVE SE	98021	RCRIS-SQG, FINDS
BOTHELL	1004793637	CANYON PARK CLEANERS	22615 BOTHELL EVERETT HWY B	98021	RCRIS-SQG, FINDS
BOTHELL	1001234219	BARTELLS 12	22833 BOTHELL EVERETT HWY STE	98021	RCRIS-SQG, FINDS
BOTHELL	1005906285	BERLEX LAB LLC DBA BERLEX LABORATORY WA	21511 23RD DR SE	98021	RCRIS-SQG
BOTHELL	1005445553	IMMUNEX CORPORATION	21720 23RD DR SE STE 200	98021	RCRIS-SQG
BOTHELL	1005445074	EPOCH BIOSCIENCES INC	21720 23RD DR SE STE 150	98021	RCRIS-SQG
BOTHELL	1004794831	INTEGREX INC	22029 23RD DR SE	98021	RCRIS-SQG, FINDS
BOTHELL	S103507436	EXXON - MARV'S	22730 MERIDIAN SW	98021	WA ICR
BOTHELL	1004795004	USARMY RESERVE CTR BOTHELL	134 288TH ST SW	98021	RCRIS-SQG, FINDS
SNOHOMISH	1005937752	CALVERT INDUSTRIES INC	20433 91ST AVE SE	98072	FTTS
WOODINVILLE	S104971650	H & H OLESON LANDFILL	NE 152ND PL NE / SE 155TH	98072	CSCSL NFA
WOODINVILLE	1001805453	FIRST RECOVERY WOODINVILLE	13624A NE 177TH PL	98072	RCRIS-SQG, FINDS
WOODINVILLE	S105430648	PERKINS DUMP SITE	NE 200TH / WOOD SNO RD	98072	CSCSL NFA
WOODINVILLE	S105454149	PUGET SOUND ENERGY	NE 230TH / WOODINVILLE/DUVALL HWY	98072	WA ICR
WOODINVILLE	1005951572	OLYMPIC PIPELINE	45TH AVE SE AT APPROX 220TH ST SE	98072	FTTS
WOODINVILLE	S104972076	FINISH TECHNOLOGIES	23005 HWY 9	98072	CSCSL NFA
WOODINVILLE	S104972071	CT SALES	22925 HWY 9 SE	98072	CSCSL NFA, VCP
WOODINVILLE	S104972060	BDZ DEVELOPMENT	22701 HWY 9 S		CSCSL NFA, VCP
WOODINVILLE	1004795026	RUSHENT SALES	23005 HWY 9 UNIT A		RCRIS-SQG, FINDS
WOODINVILLE	1004794623	EVERGREEN UTILITY CONTRACTORS INC	22823 HWY 9	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004793668	SUPER RENT INC WOODINVILLE	19265 HWY 9	98072	RCRIS-SQG, FINDS
WOODINVILLE	S105200714	PACIFIC TOPSOILS YARDWASTE COMPOSTING - MALTBY	APPROX 8600 BLK OF 219TH ST SE	98072	SWF/LF
WOODINVILLE	1005922555	SPRINGSTAR LLC	17309 174TH AVE NE	98072	SSTS
WOODINVILLE	1005909225	AGRO BIOTECH CORP	118800 142ND AVE NE, SUITE 2A	98072	SSTS
WOODINVILLE	1004794754	CARDINAL INDUSTRIAL FINISHES	19230 144TH AVE NE UNITS A & B	98072	RCRIS-SQG, FINDS
WOODINVILLE	1000151507	ADVANCED FIRE PROTECTION IN	19231 44TH AVE NE	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004794922	MATILLA PAINTING	7303 W BOSTONIAN RD BLDG 101	98072	RCRIS-SQG, FINDS
WOODINVILLE	1003880382	H. H. OLESON LDFL	NE-152ND PL NE& SE-155TH PL NE	98072	CERC-NFRAP
WOODINVILLE	1004794924	MP ENVIRONMENTAL SERVICES INC	6405 233RD SE TRANSFER FACILIT	98072	RCRIS-SQG, FINDS
WOODINVILLE	1004612517	U FIX IT HONDA AUTO WRECKING	24115 SNOHOMISH WOODINVILLE RD	98072	RCRIS-SQG, FINDS
WOODINVILLE	S104179634	SCANDIA LOG HOMES WOODWASTE LANDFILL	7303 222ND ST SE AKA 7303 W BOSTIAN RD	98072	SWF/LF
WOODINVILLE	S103531715	CANYON CREEK CABINETS CO	8330 212TH ST SE	98072	EMI
WOODINVILLE	1005951138	NORTHLAKE CABINET CORP	8830 212TH ST SE	98072	FTTS
WOODINVILLE		WASTE MANAGEMENT NORTHWEST WOODINVILLE	6225 233RD ST SE		RCRIS-SQG, FINDS
WOODINVILLE		KNOLL LUMBER	23605 WOODINVILLE SNOHOMISH RD		CSCSL, VCP
WOODINVILLE		SOLID VISIONS INC	15000 WOODINVILLE REDMOND RD B		RCRIS-SQG, FINDS
WOODINVILLE		WASHINGTON INSULATION INC WOODINVILLE	16120 WOODINVILLE REDMOND RD 1		RCRIS-SQG, FINDS
WOODINVILLE		BIO RAD LABORATORIES WOODINVILLE	14620 NE WOODINVILLE WAY		FINDS, RCRIS-LQG
WOODINVILLE		SPECTRUM GLASS CO	24105 WOODINVILLE-SNOHOMISH RD		FTTS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement

of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/18/02
Date Made Active at EDR: 09/20/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/01/02

Elapsed ASTM days: 50

Date of Last EDR Contact: 08/01/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 8

Telephone 215-814-5418 Telephone: 303-312-6774

EPA Region 4

Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Source: EPA Telephone: N/A

Date of Government Version: 05/29/02 Date of Data Arrival at EDR: 08/01/02

Date Made Active at EDR: 09/20/02 Elapsed ASTM days: 50

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/01/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/15/02 Date Made Active at EDR: 10/28/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/23/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 09/23/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/15/02

Date of Data Arrival at EDR: 10/03/02

Date Made Active at EDR: 10/28/02

Elapsed ASTM days: 25

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/02

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/02/02 Date of Data Arrival at EDR: 05/06/02

Date Made Active at EDR: 07/15/02 Elapsed ASTM days: 70

Database Release Frequency: Semi-Annually Date of Last EDR Contact: 09/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate,

transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery

Act (RCRA).

Date of Government Version: 09/09/02 Date of Data Arrival at EDR: 09/24/02

Date Made Active at EDR: 10/28/02 Elapsed ASTM days: 34

Database Release Frequency: Varies Date of Last EDR Contact: 09/24/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous

substances.

Date of Government Version: 12/31/01 Date of Data Arrival at EDR: 07/02/02

Date Made Active at EDR: 07/15/02 Elapsed ASTM days: 13

Database Release Frequency: Varies Date of Last EDR Contact: 07/24/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG)

and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99 Date of Last EDR Contact: 09/16/02

Database Release Frequency: Biennially Date of Next Scheduled EDR Contact: 12/16/02

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released

periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A

Date of Last EDR Contact: N/A

Database Release Frequency: Varies Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical

and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01 Date of Last EDR Contact: 10/07/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/06/03

DELISTED NPL: National Priority List Deletions

Source: EPA Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the

NPL where no further response is appropriate.

Date of Government Version: 07/18/02 Date of Last EDR Contact: 08/01/02

Database Release Frequency: Quarterly

Date of Next Scheduled EDR Contact: 11/04/02

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 06/13/02 Date of Last EDR Contact: 10/07/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 01/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 05/31/02 Date of Last EDR Contact: 10/21/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/20/03

MLTS: Material Licensing Tracking System Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency,

EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/12/02 Date of Last EDR Contact: 10/08/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 01/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 09/10/02 Date of Last EDR Contact: 09/30/02

Database Release Frequency: Semi-Annually

Date of Next Scheduled EDR Contact: 12/30/02

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91 Date of Last EDR Contact: 08/26/02

Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: 11/25/02

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers

of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/28/02 Date of Last EDR Contact: 08/02/02

Database Release Frequency: Annually

Date of Next Scheduled EDR Contact: 11/11/02

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95 Date of Last EDR Contact: 09/10/02

Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: 12/09/02

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and

land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00 Date of Last EDR Contact: 09/24/02

Database Release Frequency: Annually

Date of Next Scheduled EDR Contact: 12/23/02

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant

site.

Date of Government Version: 12/31/98 Date of Last EDR Contact: 09/09/02

Database Release Frequency: Every 4 Years

Date of Next Scheduled EDR Contact: 12/09/02

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 04/25/02 Date of Last EDR Contact: 09/24/02

Database Release Frequency: Quarterly

Date of Next Scheduled EDR Contact: 12/23/02

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices

being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00 Date of Last EDR Contact: 10/22/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/20/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the

Agency on a quarterly basis.

Date of Government Version: 04/25/02 Date of Last EDR Contact: 09/24/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 12/23/02

STATE OF WASHINGTON ASTM STANDARD RECORDS

CSCSL: Confirmed & Suspected Contaminated Sites List

Source: Department of Ecology Telephone: 360-407-7200

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 05/29/02 Date Made Active at EDR: 07/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/03/02

Elapsed ASTM days: 36

Date of Last EDR Contact: 08/19/02

HSL: Hazardous Sites List Source: Department of Ecology Telephone: 360-407-7200

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 08/27/02 Date Made Active at EDR: 10/04/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/09/02

Elapsed ASTM days: 25

Date of Last EDR Contact: 09/09/02

SWF/LF: Solid Waste Facility Database Source: Department of Ecology Telephone: 360-407-6132

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/01/01 Date Made Active at EDR: 12/19/01

Database Release Frequency: Annually

Date of Data Arrival at EDR: 12/04/01

Elapsed ASTM days: 15

Date of Last EDR Contact: 10/08/02

LUST: Leaking Underground Storage Tanks Site List

Source: Department of Ecology Telephone: 360-407-7200

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/03/02 Date Made Active at EDR: 10/10/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02

Elapsed ASTM days: 24

Date of Last EDR Contact: 09/16/02

UST: Underground Storage Tank Database

Source: Department of Ecology Telephone: 360-407-7170

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/03/02
Date Made Active at EDR: 10/10/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02

Elapsed ASTM days: 24

Date of Last EDR Contact: 09/16/02

VCP: Voluntary Cleanup Program Sites Source: Department of Ecology Telephone: 360-407-7200

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 06/30/02

Date of Data Arrival at EDR: 10/24/02

Date Made Active at EDR: 11/05/02 Elapsed ASTM days: 12

Database Release Frequency: Varies Date of Last EDR Contact: 09/13/02

STATE OF WASHINGTON ASTM SUPPLEMENTAL RECORDS

CSCSL NFA: Confirmed & Contaminated Sites - No Further Action

Source: Department of Ecology Telephone: 360-407-7170

The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead, a No Further Action code is entered based upon the type of NFA determination the site received.

Date of Government Version: 05/29/02 Date of Last EDR Contact: 08/19/02

Database Release Frequency: Semi-Annually Date of Next Scheduled EDR Contact: 07/18/02

ICR: Independent Cleanup Reports Source: Department of Ecology Telephone: 360-407-7200

These are remedial action reports Ecology has received from either the owner or operator of the sites. These actions

have been conducted without department oversight or approval and are not under an order or decree.

Date of Government Version: 06/01/02 Date of Last EDR Contact: 08/23/02

Database Release Frequency: Quarterly Date of Next Scheduled EDR Contact: 11/18/02

SPILLS: Reported Spills

Source: Department of Ecology Telephone: 360-407-7450

Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 10/08/02 Date of Last EDR Contact: 10/08/02

Database Release Frequency: Semi-Annually Date of Next Scheduled EDR Contact: 01/06/03

EMI: Washington Emissions Data System Source: Department of Ecology Telephone: 360-407-6040

Date of Government Version: 12/31/99 Date of Last EDR Contact: 10/22/02

Database Release Frequency: Annually Date of Next Scheduled EDR Contact: 01/20/03

LOCAL RECORDS

KING COUNTY:

Abandoned Landfill Study in King County

Source: Seattle-King County Department of Public Health

Telephone: 206-296-4785

The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/85 Database Release Frequency: No Update Planned Date of Last EDR Contact: 10/21/94

Date of Next Scheduled EDR Contact: N/A

SEATTLE COUNTY:

Abandoned Landfill Study in the City of Seattle

Source: Seattle - King County Department of Public Health

Telephone: 206-296-4785

The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if

any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/84 Date of Last EDR Contact: 10/21/94 Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: N/A

SEATTLE/KING COUNTY:

Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

Source: Department of Public Health

Telephone: 206-296-4785

This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and

four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/86

Date of Last EDR Contact: 08/14/95

Database Release Frequency: No Update Planned

Date of Next Scheduled EDR Contact: N/A

SNOHOMISH COUNTY:

Solid Waste Sites of Record at Snohomish Health District

Source: Snohomish Health District Telephone: 206-339-5250

Date of Government Version: 01/17/02 Date of Last EDR Contact: 10/22/02

Database Release Frequency: Semi-Annually

Date of Next Scheduled EDR Contact: 01/20/03

TACOMA/PIERCE COUNTY:

Closed Landfill Survey

Source: Tacoma-Pierce County Health Department

Telephone: 206-591-6500

Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

Date of Government Version: 04/15/93 Date of Last EDR Contact: 01/11/95
Database Release Frequency: No Update Planned Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BRIGTWATER STUDY AREA PARCEL B 23219 SR 9 WOODINVILLE, WA 98072

TARGET PROPERTY COORDINATES

Latitude (North): 47.787659 - 47° 47' 15.6" Longitude (West): 122.141113 - 122° 8' 28.0"

Universal Tranverse Mercator: Zone 10 UTM X (Meters): 564333.6 UTM Y (Meters): 5292838.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2447122-G2 BOTHELL, WA

Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General West

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

FEMA Flood

Target Property County Electronic Data

SNOHOMISH, WA YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 5355340490B

Additional Panels in search area: 5355340495B

5300750068F 53033C0068F 53033C0069F 53033C0090F

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property Data Coverage

BOTHELL YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles

Location Relative to TP: 1 - 2 Miles SSW

Site Name: UNIVERSAL MFG CORP

Site EPA ID Number: WAD044038073 Groundwater Flow Direction: NOT AVAILABLE

Inferred Depth to Water: 30 feet

Hydraulic Connection: The uppermost aguifer is situated in glacial drift with some lenses of

till.

Sole Source Aquifer: A sole source aquifer is not persent at or near the site

Data Quality: Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

LOCATION GENERAL DIRECTION

MAP ID FROM TP GROUNDWATER FLOW

 2
 1/4 - 1/2 Mile WSW
 NNE

 8
 1 - 2 Miles NNW
 SE

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Cenozoic Category: Stratifed Sequence

System: Quaternary Series: Quaternary

Code: Q (decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

^{*©1996} Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

Soil Component Name: ALDERWOOD

Soil Surface Texture: gravelly - sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward

movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic

conductivity, wet state high in the profile. Depth to water table is 3

to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	7 inches	gravelly - sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 6.00 Min: 2.00	Max: 6.50 Min: 5.10
2	7 inches	35 inches	very gravelly - loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 6.00 Min: 2.00	Max: 6.50 Min: 5.10
3	35 inches	39 inches	cemented	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam

very gravelly - sandy loam

Surficial Soil Types: silt loam

very gravelly - sandy loam

Shallow Soil Types: silt loam

Deeper Soil Types: very gravelly - coarse sand

stratified

very gravelly - sand very gravelly - loamy sand

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

LOCATION

LOCATION

WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 1 mile

State Database 1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP	
4	4747391220 91501	1/2 - 1 Mile WNW	
5	474750122073701	1/2 - 1 Mile NE	
A6	474752122091301	1/2 - 1 Mile NW	
A7	474753122091401	1/2 - 1 Mile NW	

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

				LOCATION
MAP ID			WELL ID	FROM TP
	_			

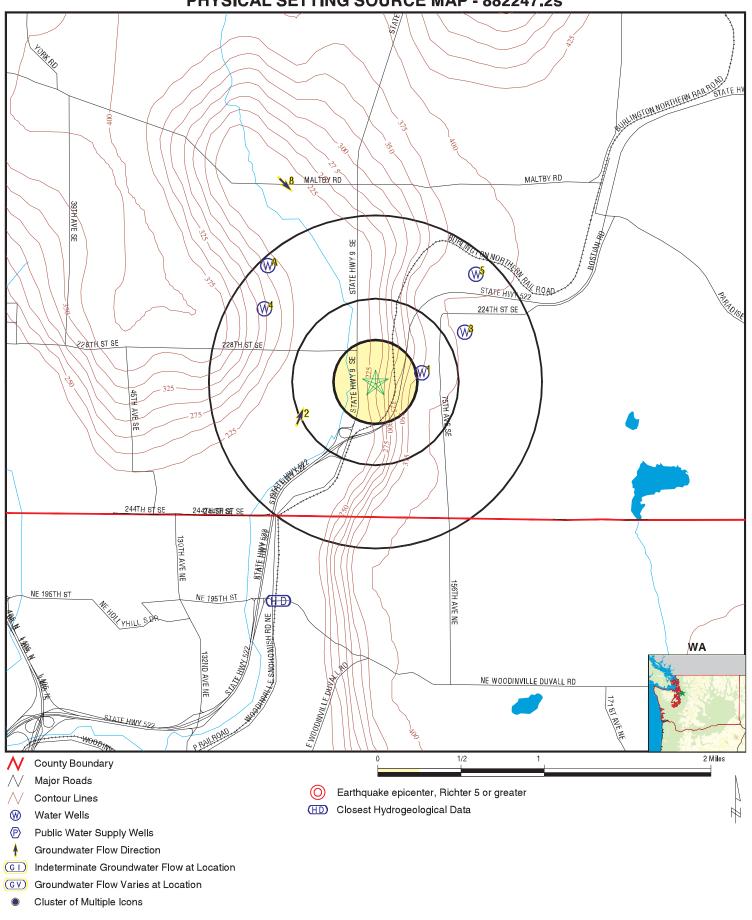
No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	FROM TP	
1 3	WAGRP0000000698 WAGRP0000003126	1/4 - 1/2 Mile East 1/2 - 1 Mile ENE	

PHYSICAL SETTING SOURCE MAP - 882247.2s



TARGET PROPERTY: Brigtwater Study Area Parcel B 23219 SR 9

CITY/STATE/ZIP: Woodinville WA 98072 LAT/LONG: 47.7877 / 122.1411 CUSTOMER: CH2M Hill, Inc. CONTACT: Rachel Chang INQUIRY #: 882247.2s

DATE: November 15, 2002 8:11 am

GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance

Elevation Database EDR ID Number

WA WELLS WAGRP0000000698 **East** 1/4 - 1/2 Mile

Higher

Source Name: WOODLANE Range: 05E 35 Township: Section: 27 QTR Section: NWNE W Source Type: Source Use: 1598300 SP X:

SP Y: 899608 PWS Name: CROSS VALLEY WATER DISTRICT

PWS ID: 16270 Source: 12

Key ID: 1627012

2 WSW Site ID: 1939 **AQUIFLOW** 41823 Groundwater Flow: NNE

1/4 - 1/2 Mile Shallowest Water Table Depth: Not Reported Lower Deepest Water Table Depth: Not Reported Average Water Table Depth: 8 to 9 Date: Not Reported

ENE WA WELLS WAGRP0000003126

1/2 - 1 Mile Higher

> Source Name: WELL #1 05E Range: Township: 27 Section: 26 QTR Section: W **SWSE** Source Type: Р

Source Use: 1599690 SP X:

SP Y: 900866 PWS Name: DGR ENTERPRISES INC. DBA

PWS ID: 30886 Source: Key ID: 3088601

WNW **FED USGS** 474739122091501

1/2 - 1 Mile Higher

BASIC WELL DATA

Site Type: Single well, other than collector or Ranney type

Year Constructed: 1931 County: Not Reported 60.00 ft. Not Reported Altitude: State: Not Reported 24.00 ft. Well Depth: Topographic Setting: Depth to Water Table: Not Reported Prim. Use of Site: Withdrawal of water

Date Measured: Not Reported Prim. Use of Water: Domestic

ΝE **FED USGS** 474750122073701

1/2 - 1 Mile Higher

GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS

BASIC WELL DATA

Single well, other than collector or Ranney type Site Type:

Year Constructed: Not Reported County: Not Reported Not Reported 460.00 ft. Altitude: State: Well Depth: 285.00 ft. Not Reported Topographic Setting: Depth to Water Table: Not Reported Prim. Use of Site: Withdrawal of water

Date Measured: Not Reported Prim. Use of Water: Domestic

A6 NW 1/2 - 1 Mile **FED USGS** 474752122091301

Higher

BASIC WELL DATA

Single well, other than collector or Ranney type Site Type:

Year Constructed: Not Reported County: Not Reported 80.00 ft. State: Not Reported Altitude: 90.00 ft. Topographic Setting: Well Depth: Not Reported Depth to Water Table: Not Reported Prim. Use of Site: Not Reported Date Measured: Not Reported Prim. Use of Water: Not Reported

A7 NW **FED USGS** 474753122091401

1/2 - 1 Mile Higher

BASIC WELL DATA

Single well, other than collector or Ranney type Site Type:

Year Constructed: Not Reported County: Not Reported 80.00 ft. Altitude: State: Not Reported Well Depth: 22.50 ft. Topographic Setting: Not Reported 17.58 ft. Prim. Use of Site: Depth to Water Table: Withdrawal of water

Date Measured: 09111951 Prim. Use of Water: Domestic

Site ID: 2210 **AQUIFLOW** 41734

 $\bar{N}NW$ Groundwater Flow: SE 1 - 2 Miles

Shallowest Water Table Depth: Not Reported Lower Deepest Water Table Depth: Not Reported

> Average Water Table Depth: 6.7

06/29/1992 Date:

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SNOHOMISH County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 98072

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor Living Area - 2nd Floor	0.017 pCi/L 0.800 pCi/L	100% 100%	0% 0%	0% 0%
Basement	0.233 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOWR Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Water Wells

Source: Department of Transportation

Telephone: 360-705-7444

Group A well location points in Washington State.

Kitsap County Water Wells in Washington

Source: Public Utility District No. 1 of Kitsap County

Telephone: 206-779-7656

RADON

Area Radon Information

Source: USGS

Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 202-564-9370

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

APPENDIX E – SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Signatures of Environmental Professionals

The following CH2M HILL Environmental Professionals are primarily responsible for the Phase I ESAs performed.

Rachel Chang	Date: Sept. 4, 2003
Environmental Engineer	
Annika Wallendal Geologist	Date: Sept. 4, 2003
Judi Radloff Environmental Geologist	Date: <u>Sept. 4, 200</u> 3
Patt O'Flaherty Regulatory Specialist	Date: 1, 2083